

Anant Raj Limited

(Formerly Anant Raj Industries Limited)

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ARL/CS/13179

April 27, 2022

<p>The Manager Listing Department B S E Limited, Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001</p> <p>Scrip code: 515055</p>	<p>The Secretary, National Stock Exchange of India Limited, “Exchange Plaza”, 5th Floor, Plot No. C/1, G-Block, Bandra – Kurla Complex, Bandra (E), Mumbai-400051</p> <p>Scrip code: ANANTRAJ</p>
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Subject: “Corporate Presentation”

Dear Sir,

Please find enclosed the Corporate Presentation, in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

You are requested to kindly take the same on your records.

Yours Faithfully,

For **Anant Raj Limited**


Manoj Pahwa
Company Secretary
A-7812

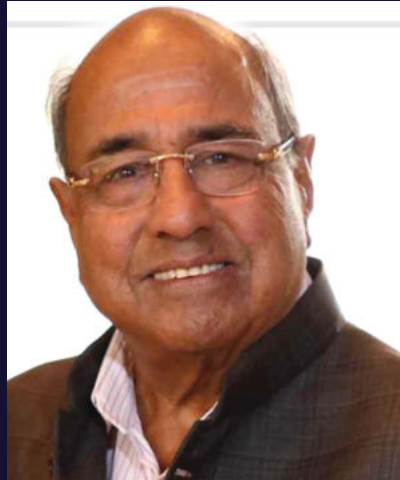


Encl: as above

2022



**Strong foundation,
Stronger future.**



Shri Ashok Sarin
Founder
1940-2021

Shri Ashok Sarin (Grandson of Shri. Rai Sahab Shadi Ram Sarin) started his Journey into the Construction & Development Business at a very early age. With the blessings of his parents Lala **Anant** Ram Sarin and Smt. **Raj** Kumari Sarin, he established the Brand **Anant Raj** (named after the first names of his Respected Parents), a Construction & Development company formed in early 1970's.

The Company in a very short span of time became synonymous with the highest degree of Quality & Ethical Business Standards and was reckoned as one of the largest Construction & Development Company of the 70's & 80's era.

The Company built almost 30000 houses in Delhi and NCR Region. Some of the prestigious projects delivered included Housing Complexes, Asiad Village Complex, Rohini, East of Kailash, Shekh Sarai, Madangir, Katwaria Sarai and many more. It was one of the main Contractors doing works for all major Government Agencies i.e. DDA, MES, PWD, CPWD, etc. It worked as DDA contractors from the year 1969 - 1990.

A Vision Turned Into Reality.

Building on its well established Construction Business, the Company ventured into leasing of Commercial Properties in prime areas of Delhi. The first property leased by the Company in the year 1978 which it still owns.

The Company was fortunate enough for not needing to sell any of its Commercial Properties, a strength which it maintains till date. Today it boasts of almost 5 million sq. ft. of leasable space, most of which is ready and leased out. It has to its credit some of the prime locations in Delhi & NCR.

The Company has gradually attained the position of one of the largest Real Estate Developers in the Delhi, NCR Region and is into almost all Verticals of Real Estate. It is also one of the largest Land Bank / Property Owners of Delhi NCR. Its Businesses include:

- **Residential Townships** • **Group Housings** • **Commercial Developments** • **IT Parks**
- **Malls / Office Complexes** • **Affordable Housings** • **Data Centers** • **Hospitality / Serviced Apartments.**

It is indeed a privilege for us to showcase in the attached Presentation our Prestigious Projects and share future plans vis a vis all our Business verticals.

Building on its legacy.



Amit Sarin
Managing Director



Aman Sarin
Director & CEO



Ashim Sarin
Director & COO

The fourth Generation Management team is totally Focused in Building upon the legacy & vision of its Founder. They have strategically transformed the company into leading its Businesses towards new growth centres and have also consolidated the existing Businesses of the company in a manner which has become self-sustainable in all its verticals. The Internal systems have been strongly designed to achieve a process oriented approach towards all its Businesses.

Strong Leadership Team: Excellent Domain Knowledge.



Pankaj Kumar Gupta
Chief Financial Officer
Associated Since 2008



Manoj Pahwa
Company Secretary
Associated Since 1993



Suraj Parkash Sethi
President - Accounts
Associated Since 2005



Manoj K Goyal
Chief Advisor - Business
Associated Since 2020



Naveen Khanna
President - Project
Associated Since 2020



Varun Khullar
President - Sales & Marketing
Associated Since 2013

Strong Leadership Team: Excellent Domain Knowledge.



Akhil Kumar
Senior GM - Land
Associated Since 2012



Gaurav Sharma
Senior GM - Sales
Associated Since 2013



Hemant Varshney
GM - Accounts
Associated Since 2008



Ravinder Kumar
GM - Operations
Associated Since 2011



Ravi Mohan Khurana
Senior GM - Service
Associated Since 2021



Sudhir Solanki
GM - CRM
Associated Since 2019



N S Rajpoot
Senior GM - Operations
Associated Since 1989



It encompasses a master-designed community that assimilates numerous pockets of development

Beautiful and luxurious lifestyle symbolizing the grandeur of the glorious past

Neo-classical architecture with a unique and opulent regime

Open wide green spaces

Well planned and hassle-free domain

It includes eclectic characteristics of architectural brilliance and high-tech amenities



ESTATE VILLA, ANANT RAJ ESTATE, GURUGRAM

● A series of deluxe neo-classical villas

● An environment of calm and restrained opulence

● Contemporary aesthetics in design and architecture

● An esteemed architectural finesse with a complimentary addition of traditional sophistication

● We have researched the globe for the prime materials and skilled craftsmen to create a living environment redefining 'luxury villas'

● The utmost consideration in conceptualizing the villas has been to configure vast living spaces that offer residents the opportunity to create a home tailored to their every need and desire

ESTATE PLOTS

The project offers independent plots in sizes extending from 270 square yards – 1000 square yards located in high-class-liberating pockets

The individual plots give customers the prospect of freedom to build a residence according to their requirements while, at the same time, being part of a gated and exclusive development





ESTATE FLOORS, ANANT RAJ ESTATE, GURUGRAM

A range of 3 BR and 3 BR+ lounges + Servant room independent floor living

● **Multiple car parking options at the stilt level and storage areas in basements**

● **The large balconies and terraces offer the required openness, while the large living spaces, both private and semi-private, assure a secure and holistic lifestyle**

● **Elevator connecting basements and each floor**

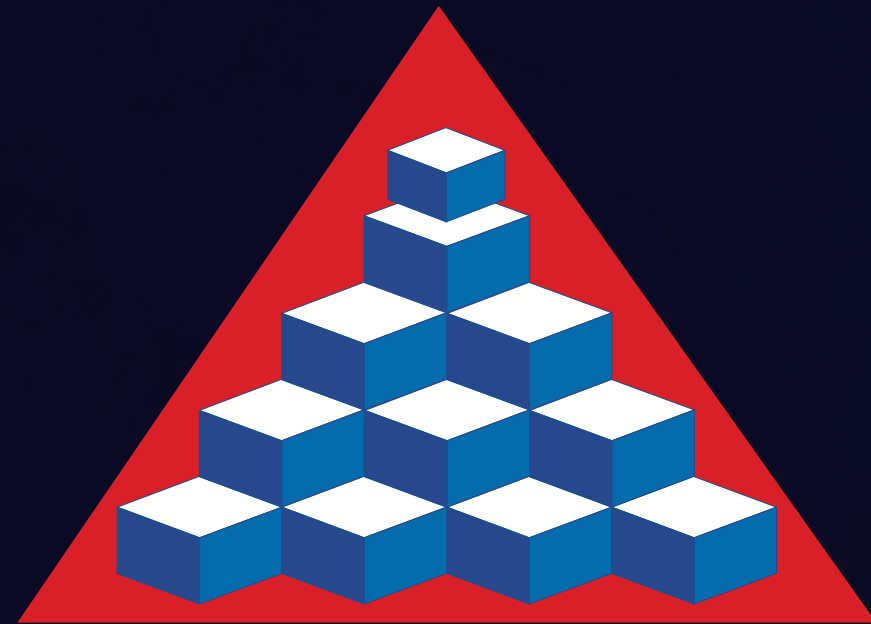


B Block Villa.



F Block.





ASHOK ESTATE

— ANANT RAJ LIMITED —

LAUNCHING SOON

To complement further to the development of its Premium township Anant Raj Estate, “Ashok Estate” is being developed as a premium residential colony offering low ticket size units making it Affordable amongst its competition. Ashok Estate will be spread over an area of approx. 20 acres and shall be launched in the next 3 months. The aim is to develop an integrated community living complex in the most desirable location and in the neighbourhood of Golf Course Extension road.

A photograph of a modern, multi-story office building with a blue glass facade and white architectural accents. The building is set against a dramatic sky with a mix of blue and orange hues, suggesting a sunrise or sunset. Several birds are flying in the sky. In the foreground, there are lush green trees and a street lamp. The overall scene is vibrant and professional.

ANANT RAJ TECH PARK, MANESAR

- **Land area: 10 acres**
- **Location: IMT Manesar, New Gurugram, Haryana**
- **Total constructed area: 1.80 mn sq. ft.**
- **Leasable area: 1.20 mn sq. ft. (40,000 sq. ft. retail space included)**
- **Present status: Completed & partly leased**
- **Salient feature: 11km from Gurugram**



SERVICE APARTMENTS, MANESAR

- Land area: 1 acre
- No. of rooms: 120
- Location: IMT Manesar
- Total constructed area: 100,000 sq. ft.
- Present status: Completed & Operational (leased to Misaki Hotel)
- Salient feature: 11km from Gurugram, a hub of IT/ITES & BPO companies

ANANT RAJ TRADE CENTRE, RAI

● Land area: 25 acres

● Location: On National Highway (NH-1)

● Total developable area: 5.10 mn sq. ft.

● Total leasable area: 3.4 mn sq. ft.

● Phase I: 2.10 mn sq. ft.

● Leasable area Phase I: 1.4 mn sq. ft.

● Present status: Ready to move

● Salient features: 5km form Delhi border, sound infrastructure, proposed to be connected by Delhi Metro, well connected to the airport, Gurugram and Manesar via KMP Expressway



ANANT RAJ TECH PARK, PANCHKULA

- **Land area: 9.23 acres**
- **Location: Panchkula, Haryana**
- **Total developable area: 1.60 mn sq. ft.**
- **Leasable area: 1.10 mn sq. ft.**
- **Leasable area Phase I: 0.50 mn sq. ft.**
- **Present status: Phase I completed & partly leased**
- **Salient feature: Good connectivity by road, air, and rail**

Actual site view

OFFICE BUILDING, SECTOR 44, GURUGRAM

Land area: 8400 sq. mtr.

Location: Sector 44, Gurugram

Total area: 150,000 sq. ft.

Present status: Fully leased out to MNC's like HSBC, SC Johnson, William Sonoma, Greenply, etc.

Salient features: Leed Certified Grade A Building, sound infrastructure, Delhi Metro connectivity



STELLAR RESORTS, NEW DELHI

Land area: 7.61 acres

Location: Near IGI Airport, New Delhi

No. of rooms: Phase 1- 60 rooms

Constructed area Phase I: 100,000 sq. ft.

Developable FAR: 600,000 sq. ft. (660 rooms)

Present status: Phase 1 completed & leased to Mapple Group

Salient features: Connected to Delhi Metro



HOTEL - BEL LA MONDE, CHATTARPUR, NEW DELHI

Land area: 5.75 acres

Location: 10 kms from IGI Airport, New Delhi

Total constructed area Phase I: 100,000 sq. ft.

Developable FAR: 5,00,000 sq.ft.

Present status: Completed & leased to Belmond Group

Salient features: Connected to Delhi Metro, adjoining Qutab Minar and other tourist spots

ANANT RAJ AASHRAY, NEEMRANA

Project is located in the heart of Japanese Industrial City of Neemrana

Developed by RIICO (Rajasthan State Industrial & Investment Corporation Ltd.)

The land for the establishment of this project was allotted by RIICO

The project is one of the First Affordable Housing colonies of India

Land area: 18 acres

Total no. of units: 2663

Constructed area: 1.80 mn sq.ft.

Project Status: Completed & handed over

KAROL BAGH MALL

Land area: 3400 sq. yards

Total constructed area: 100,000 sq. ft.

Leasable area: 90,000 sq. ft.; 30% leased out

Present status: Completed

Salient features: 3kms from Connaught Place, easily accessible via Delhi Metro, near posh residential areas of West Delhi

Actual site view

JOY SQUARE

Joint venture with



Spread over approx. 2.838 acres

4 side open

Excellent catchment area

G+9 floors with 4 levels of basement plus surface parking

Lower ground floor: Hyper Market

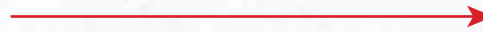
Ground and First floor: High Street Retail

Second floor: Restaurants, Cafes, Food Courts, Retail Shops

Third to Ninth floor: Branded Serviced Residences by an International operator



Future prospect and outlook of the company...



The real estate sector is one of the most globally recognised sectors. The real estate sector comprises Residential, Retail, Hospitality, Commercial, IT Parks, Affordable Housing, Warehousing, etc. We have a prime advantage of being present in most of the segments under the real estate sector. The growth of this sector is well complemented by the growth of the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among the 14 major sectors in terms of direct, indirect, and induced effects in all sectors of the economy.

The real estate industry is on the cusp of transformation and the past decade has played a crucial role in shaping the sector. The real estate sector and its ancillary industries witnessed a series of structural reforms with the advent of RERA, policy change, industry consolidation, fast prop-tech growth, and so on, which has helped increase transparency and trust between builders and buyers.

The real estate industry has certainly evolved from brick and mortar to a service-driven product offering and the growth of the sector will be largely driven by ever-evolving customer requirements, technological transformations, and a favourable policy to flourish in the Po.lcy environment allowing the coming years. As reported by the Indian Brand Equity Foundation, the real estate sector in India is expected to reach a market size of US\$1 trillion by 2030 and contribute 13 percent of the country's GDP by 2025.

We at Anant Raj Limited are fully geared up to take this forward leap and have very strategically planned our growth drivers for the future.



Strategy.

Creating new growth verticals
in high prospect areas.

Data Centres.

India in recent years, has seen a huge spurt in data generation in both urban and rural, further accentuated by coronavirus lockdown. By 2025, India is likely to have 850 million smartphone and 200 million smart TV users, collectively consuming over 5 hours of video data daily. Thus, there will likely be a huge spurt in demand for DC, especially outsourced ones, as dedicated ones are not feasible due to cost, maintenance, and scalability issues. Various state governments have started offering incentives for its development. Even the central government is emphasising self-reliance and data protection through data localisation. It is estimated that the demand for the DC outsourcing market in India is expected to grow by 25% CAGR to touch US\$ 5 billion by 2023-24.

At Anant Raj Limited, we plan to effectively utilise our existing building space to develop Tier III and Tier IV Data Centres. We are also looking at a strategic alliance with an international partner having strong expertise and technical know-how in developing data centres as per top industry standards. We intend to develop world-class facilities that provide cost-effective data storage, with the added advantage of zero maintenance, high-end protection, and risk management.

We have planned for the first Tier III certified data centre at IT Park Manesar in the first phase which would likely be operational by 2022.



Advancements in Data Generation & Computing are driving growth.

Growth drivers for the Data Center market in India:

- Greater penetration of IOT
- Increase and widespread usage of Cloud Computing
- Massive transition from 2G/3G to 4G and subsequently 5G
- Big Data Analysis and Analytics
- More penetration & adoption of smartphones and personal computing across population.

Data Storage requirement to exceed 2000 MW IT Load Capacity by 2025.

ARL plans to develop Tier III and Tier IV Data Center upto 100 MW IT Load with minor modifications to the existing ARL IT Park Buildings in Haryana.

20 Acres of additional Green Field with all statutory clearances is available in existing ARL IT Parks to house an additional 140 MW IT Load Built to suit Tier III or Tier IV Data Centers.

Data Centers will generate rental at Rs.9000 per KW as per market scenario and the first phase with inventory of 120,000 sq.ft, of 8 MW IT Load Capacity, will be operational by 2022.

Upcoming Data Center Project.



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Warehousing.

The Indian warehousing sector is witnessing a spurt led by the e-commerce boom, growing need for cold chain network from the food and bio-pharmaceuticals sector, and boost to domestic manufacturing. Positive government policies, conferring infrastructure status to the sector, international trade environment, and the potential of India to become a manufacturing hub further enhances prospects. The sector is expected to witness 35% growth by 2021.

The company with its huge ready-to-develop land parcels is gear to capitalise on the opportunity supported by its robust exec capabilities. The segment offers the advantage of 100% F larger / safer returns.



Warehousing in Land Bank of Approx. 70 Acres

- Proposed warehousing project land bank is situated at Delhi & Haryana.
- Fully Paid, Free Hold Land
- Plan to phase wise development of warehouse project
- Plan to develop all the sites within two to three years.

S. No.	Site Name	Area in Acre
1.	Bhati Mines, South Delhi	24.45
2.	Other Sites	
2a.	Isapur Najafgarh, West Delhi	4.45
2b.	Mundela Kalan, West Delhi - 1	3.29
2c.	Mundela Kalan, West Delhi - 2	11.86
2d.	Dansa, West Delhi	6.59
3.	Holambi Khurd, North Delhi	18.72
4.	Rewari, Haryana	14.05
	Total Land	83.42

Joint venture with



BIRLA ESTATES

The company has entered into a joint venture agreement (JV) with Birla Estates Private Limited for the development of residential projects at Sector 63A Gurugram, Haryana. The JV created in the form of a 50:50 Limited Liabilities Partnership is called "Avarna Projects LLP". The company will contribute the project land and Birla Estates will develop and market the residential project developed on this land. The project envisages the development of 764 luxury floors built over 191 plots in the sector 63A Township. The expected revenues out of the said sales would be approx. 2,200 Crore.



BIRLA NAVYA, GURUGRAM



&



**BIRLA
NAVYA**

**800 floors on
200 plots.**

Affordable Housing Projects

The company has recently bagged a project from APIIC (Andhra Pradesh Industrial Infrastructure Corporation) to develop 2000 affordable homes in the holy and auspicious city of Tirupati (Andhra Pradesh). The project will be spread over an area of 10.14 acres in an industrial colony developed by APIIC in Tirupati. The company bagged this project due to its expertise in the Affordable Housing Segment. It has successfully delivered 2600 affordable homes in the State of Rajasthan in an industrial colony developed BY RIICO (Rajasthan State Industrial Development and Investment Corporation) in Neemrana, Rajasthan. Anant Raj is one of the pioneers in delivering affordable homes well in line with the Hon'ble Prime Minister's vision of "Housing for all". Development in the Tirupati project will commence in the next financial year with a completion target of a maximum of 48 months. The company has formulated an SPV by the name "Jai Govinda Ghar Nirman Limited" for the development of this project. It plans to develop 2BHK units with a targeted sale price of 12-15 Lakh only per unit.



ANANT RAJ AASHRAY II, TIRUPATI, ANDHRA PRADESH

Located in the heart of industrial township being developed by APIIC (Andhra Pradesh Industrial Infrastructure Corporation)

The Industrial township is an Electronic Manufacturing Cluster (EMC)

The land for the Affordable Housing in the industrial township has also been allotted by APIIC

2000 affordable 2BHK homes

Spread over an area of 10.14 acres



GROUP HOUSING, SECTOR 36A, GURUGRAM

In JV with Adani Group to develop 1,600 affordable homes across 11.76 acres of land with a saleable area of 1.3 million sq.ft. at our Sector 36A, Gurugram land bank.



**FUTURE VERSION OF CHATTARPUR HOTEL
CURRENTLY KNOW AS HOTEL BEL LA MONDE**





Over 1 Lac Sqft of Banqueting and allied Facilities

Ground and First Floor Retail ranging from Big Box Stores to Vanilla Brands

Entry to Shopping Centre and Offices

Guest Rooms

Swimming Pool with Deck

Outdoor Tennis Court

Amphitheater

Dedicated Lobby for Guest Rooms, Serviced Apartments and Club

Covered Walkway Connection from Gym, Spa & Restaurants to Commercial

Covered Drop-Off/Pickup for Banquets

Basement Parking Exit

Existing 30m Wide Road (Proposed 60m Wide Road)

**FUTURE VERSION OF RAJOKRI HOTEL
CURRENTLY KNOW AS STELLAR RESORTS**



Competitive Strengths.

LAND BANK

The Company possesses fully paid, ready-to-develop land in prime locations of NCR having proximity to airports and highways. This ensures no further capex requirements, except for working capital requirements and project execution costs. This low-cost land bank has also enabled the Company to enter the highly demanded segment of affordable housing.

DIVERSIFIED BUSINESS PORTFOLIO

The Company's diversified portfolio comprises residential, commercial, IT/logistics, hospitality, townships, and malls. It gives the advantage of steady cash flows through lease and rental income and property sales, as well as the advantage of capital appreciation.

PROJECT EXECUTION CAPABILITIES

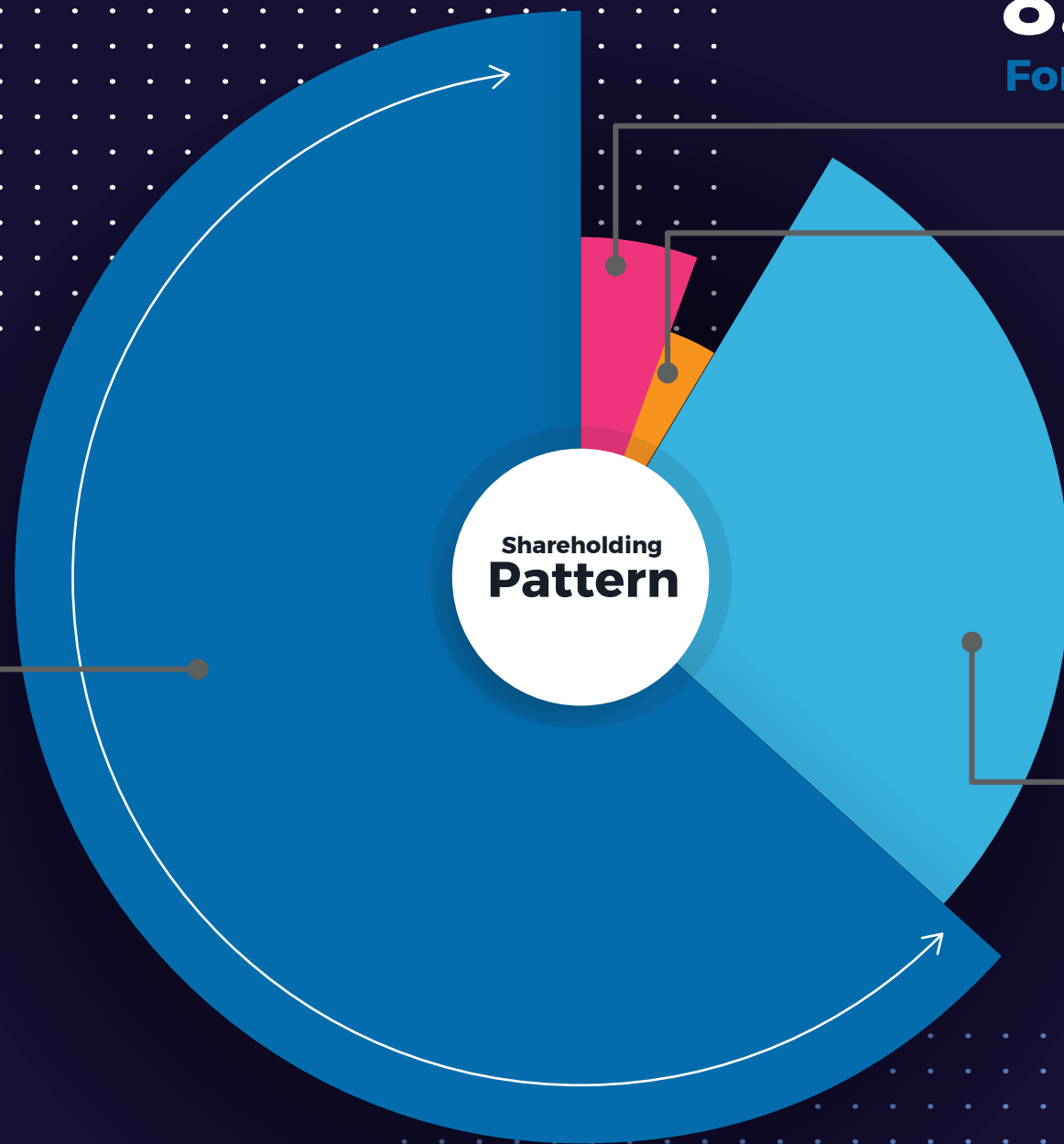
The Company has strong expertise in the NCR market led by its highly skilled in-house construction team of engineers, architects, designers, and other associated employees. Robust IT platform and deep relations with raw material suppliers further strengthen execution capability.

We Build And Then Sell.

Share holders.



65%
Promoters



8.29%
Foreign Portfolio Investors

0.32%
DIIs

27.92%
Others

Internal Control.

The company has a well-defined internal control system supported by adequate policies, procedures, and processes that enables it to comply with applicable statutes and laws. The company's robust MIS system assists in rigorous monitoring of data to confirm that all major expenses are within the budgeted limits. The Audit Committee also ensures adherence and adequacy to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information. Any irregularity, failure, or deviation of internal control systems are reported to the management so that timely and adequate measures are undertaken to ensure the uninterrupted functioning of the business. These are evident from the enviable track record of the company vis-a-vis ensuring execution of its projects, adherence to timelines, and up-to-date in all its statutory compliances.

Thank you.



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