

Anant Raj Limited

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ARL/CS/13288

July 14, 2023

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 Scrip code: ANANTRAJ	The Manager Listing Department B S E Limited, Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001 Scrip code: 515055
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Subject: "Corporate Presentation"

Dear Sir,

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

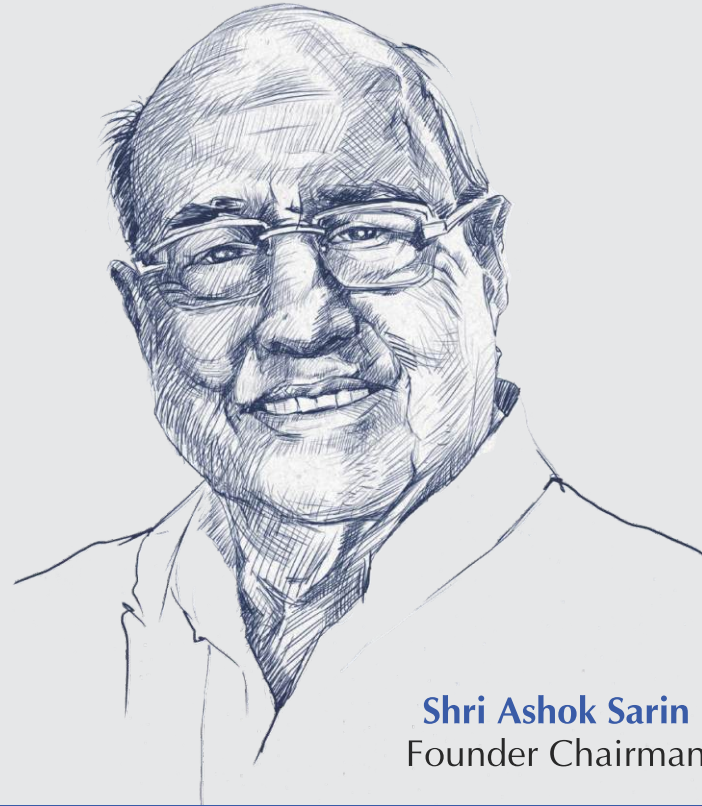
You are requested to kindly take the same on your records.

Yours Faithfully,

For **Anant Raj Limited**

Manoj Pahwa
Company Secretary

Encl: as above



Shri Ashok Sarin
Founder Chairman

HIS VISION IS OUR MISSION

—
Team, Anant Raj Limited

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 at Rohini, East of Kailash, Shekh Sarai, Madangir, Katwaria Sarai, Asiad Village Complex 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.



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 strength till date has been that it has not sold 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
- Malls / Office Complexes
- Group Housings
- Affordable Housings
- Commercial Developments
- Data Centers
- IT Parks
- Hospitality / Serviced Apartments.

The Fourth Generation demonstrates an unwavering commitment to advancing the founder's legacy and vision. With strategic acumen, they have successfully repositioned the company as a frontrunner in emerging growth sectors, while simultaneously fortifying the existing businesses to achieve self-sustainability across all verticals. A cornerstone of this achievement lies in the meticulous design of robust internal systems, fostering a process-oriented approach that permeates throughout all aspects of the organization's operations.

BOARD OF DIRECTORS



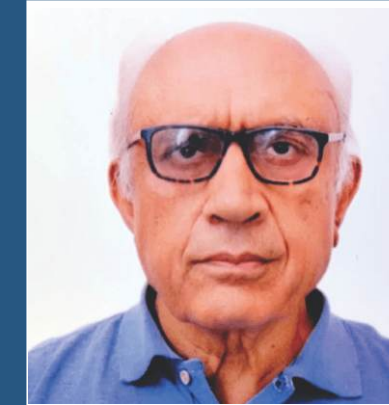
Amit Sarin
(Managing Director)



Aman Sarin
(Director & CEO)



Ashim Sarin
(Director & COO)



Brajindar Mohan Singh
(Director)



**Kosaraju Veerayya
Chowdary**
(Director)



Kulpreet Sond
(Director)



Maneesh Gupta
(Director)



Rajesh Tuteja
(Director)

STRONG LEADERSHIP TEAM

Excellent Domain Knowledge



Pankaj Kumar Gupta
(Chief Financial Officer)
Associated Since 2008



Suraj Parkash Sethi
(President-Accounts)
Associated Since 2005



Manoj Kumar Goyal
(Chief Advisor-Business)
Associated Since 2020



Manoj Kumar Pahwa
(Company Secretary)
Associated Since 1993



Varun Khullar
(President - Sales & Marketing)
Associated Since 2013



Gaurav Sharma
(Vice President - Data Centres,
Real Estate & Investor Relations)
Associated Since 2013



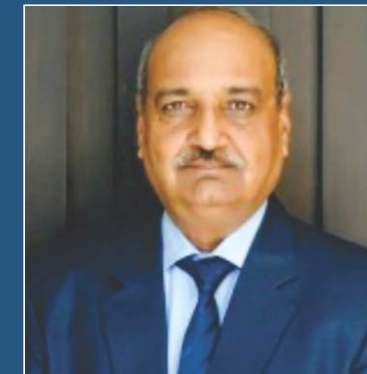
Ravi Mohan Khurana
(Vice President-Services & Data Centers)
Associated Since 2020



Akhil Kumar
(Senior GM - Lands)
Associated Since 2012



Narayan Singh Rajpoot
(Sr. GM - Operations)
Associated Since 1989



Kulbir Singh
(Sr. GM - Project)
Associated Since 2010

STRONG LEADERSHIP TEAM

Excellent Domain Knowledge



Pankaj Bhushan Patel
(Sr. GM - Projects)
Associated Since 2022



Niranjn Lal Sharma
(Sr. General Manager - Electrical)
Associated Since 2007



Mahesh Kumar
(General Manager - Accounts)
Associated Since 2008



Ajay Gandhi
(General Manager - Finance)
Associated Since 2022



Ravinder Kumar
(GM-HR & Admin)
Associated Since 2011



Vishal Goel
(GM - Technical & Services)



Sandeep Bhalla
(General Manager - Construction)
Associated Since 2010



Hemant Varshney
(GM - Accounts)
Associated Since 2008



Sudhir Solanki
(GM - CRM)
Associated Since 2019



Aman Duggal
(Sr. Advisor Marketing and Branding)

ANANT RAJ ESTATE AT A GLANCE: A 200-ACRE MARVEL IN PROGRESS



Actual site views



Actual site view

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 to 750 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



Actual site view

Recent Unveiling



Actual site view

THE ESTATE MANSIONS

GOLF COURSE EXTENSION ROAD,
SECTOR 63A, GURUGRAM

THE ESTATE MANSIONS

Introducing The Estate Mansions, fully furnished luxury mansions available for immediate occupancy. These opulent homes stroll from **300 sq. yards with built up area of 7500 sq. ft.**, and are located in **Sector 63A**, Golf Course Extension Road, Gurugram. Each mansion features 5 bedrooms, a prayer room, a spacious Living room, a modern kitchen, an Entertainment area, and a lavish Theatre room. Experience the epitome of luxury living with all the amenities you desire, all within the comfort of your own home.



READY AND OCCUPIED

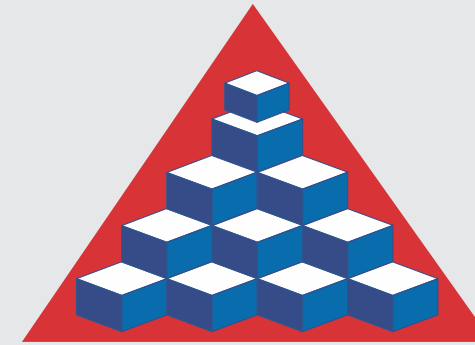

**THE
ESTATE
FLOORS**

GOLF COURSE EXTENSION ROAD,
SECTOR 63A, GURGAON

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**

Actual site view



ASHOK ESTATE
— ANANT RAJ LIMITED —

An Integrated Community Living In The Most Desirable Location & In The Neighborhood Of Golf Course Extension Road.



Actual site views



Actual site view



PREMIUM CONNECTIVITY, PREMIUM PLOTS AT SECTOR 63A

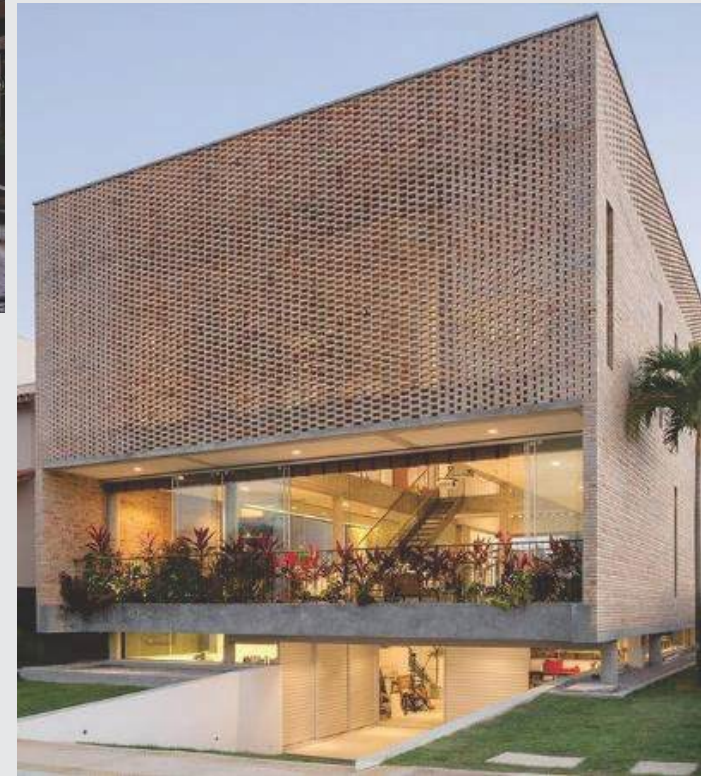
Ashok Estate offers you premium living experience right in the heart of Gurugram. Surrounded by premium developments and corporate workspaces, yet far away from hassles of life. The sparkling skyline and lush green atmosphere all around makes it most desired destination in the neighborhood of Golf Course Extension Road.

The project by Anant Raj Limited is apart of 200 acres residential township "Anant Raj Estate" in sector 63-A and offers close proximity to renowned retail centres, recreational avenues and commercial areas.

Phase 1 - Sold out

THE ESTATE CLUB

The Estate Club is an upcoming premium club located in **Sector 63A, Golf Course Extension Road**. Experience a world of entertainment and leisure with top-notch facilities, including a refreshing swimming pool and a wide range of sports activities. Indulge in a vibrant community atmosphere where you can relax, rejuvenate, and engage in recreational pursuits. Discover the perfect destination to unwind and enjoy a luxurious lifestyle.



ASHOK TOWER

Welcome to **Ashok Tower**, Gurugram's state-of-the-art high-street retail and workspace destination. This iconic project in Sector 63A boasts retail spaces like a Hyper Market, Alfresco Restaurants & Bars, Anchor Stores, and Branded Showrooms on the Ground and First Floors. Experience a multi-functional garden, Food Court, Kid's Entertainment Zone, and a 2-screen Multiplex. Enjoy stunning Gurugram and Aravalli views from Double Height Fine Dining Restaurants with Alfresco Terraces. With spacious offices, panoramic views, an exclusive sky bar, and ample parking across three basements, Ashok Tower redefines retail and workspace excellence in Gurugram.



Upcoming Developments Of
Anant Raj Estate, Sector 63A Gurugram



INTRODUCING **THE ESTATE RESIDENCES -** Exquisite Ultra Luxury Apartments

Discover the epitome of opulence and refined living in the prestigious **Sector 63A of Gurugram**. Spanning across **5.43 acres** of prime land.

With meticulous attention to detail and an unwavering commitment to excellence, "**The Estate Residences**" will boast an impressive total saleable area of **1 million sq. ft**, as we have also secured license for this ultra-luxe development.

Prepare to be captivated as we unveil this extraordinary project in the third quarter of the fiscal year 2023-24 where luxury knows no bounds."

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



Actual site view



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

Actual site view

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



Actual site view

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: **2.075 acres**
- 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



Actual site view



STELLAR RESORTS, NEW DELHI

- Land area: **7.61 acres**
- Location: **Nh8, 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. (20% is allocated for commercial and remaining is designated for motels and service apartments).**
- Present status: Phase 1 completed & leased to Stellar
- Salient features: Connected to Delhi Metro

Actual site view



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

Actual site view

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

ANANT RAJ AASHRAY, NEEMRANA

- Land area: **18 acres**
- Total no. of units: **2663**
- Constructed area: **1.80 mn sq.ft.**
- 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
- Project Status: Completed & handed over



Actual site view

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. ₹2875.00 Crores.



Actual site view

BIRLA NAVYA, GURUGRAM



764
FLOORS ON

191
PLOTS



BIRLA NAVYA AT A GLANCE



JOY SQUARE

Joint venture

COMMERCIAL DEVELOPMENT

- 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



Actual Site



Actual Site

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 Policy 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 15 percent of the country's GDP by 2026.

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 CENTERS (Opportunity India)

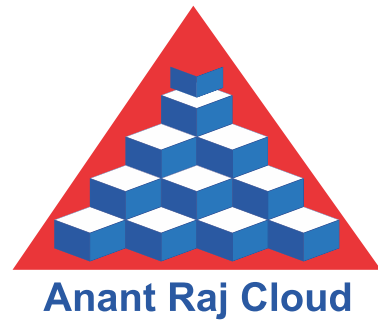
India in recent years, has seen a huge spurt in data generation in both urban and rural, further accentuated by coronavirus lockdown. By 2025, India is likely to have 850 million smartphone and 200 million smart TV users, collectively consuming over 5 hours of video data daily. Thus, there will likely 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 commenced for the Tier III certified data centre at IT Park Manesar and the first phase is already operational.



Actual site view



ARL'S DATA CENTERS

A New Horizon of Opportunities

1ST PHASE OPERATIONAL IN MANESAR, HARYANA

❖ HIGHLY ENERGY EFFICIENT DCS

ACTUAL IMAGES

❖ N+N REDUNDANCY FOR UPS & TELECOM INFRASTRUCTURE

❖ CARRIER-NEUTRAL WITH 4 FIBER PATH

❖ DEDICATED CABINETS/ EXCLUSIVE SECURED CAGES/ SUITES FOR ENSURING DATA SECURITY

❖ CERTIFIED BY TIA-942-B, RATED-3



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.



Actual Image

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.

ANANT RAJ AASHRAY II

Anant Raj Aashray II - Tirupati is a prestigious residential project situated in the heart of Andhra Pradesh. Spanning over 10.14 acres, this development offers 2000 affordable homes in the auspicious city of Tirupati. Experience the perfect blend of comfort and luxury, ensuring an unparalleled living experience. Anant Raj Group, renowned for their esteemed project Anant Raj Aashray 1 in Neemrana, is soon launching an affordable housing project in Tirupati. Enjoy the convenience of proximity to the airport. Discover your dream home at Aashray Tirupati, where comfort meets excellence.

- 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)
- 2000 affordable 2BHK homes
- Spread over an area of 10.14 acres
- Construction approval received development activity started.



HOTEL BEL LA MONDE BEING RE-LAUNCHED AS 'ANANT RAJ CENTER'

- Land area: **5.75 acres**
- Location: **10 kms from IGI Airport, New Delhi**
- New 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.
- Recently got approval to convert this strategic located property into **0.7 million sq.ft** into mix use development(service apartments, commercial and Motel).



FUTURE VERSION OF
RAJOKARI HOTEL
CURRENTLY KNOWN AS
STELLAR RESORTS



Main Delhi – Gurugram Highway

WAREHOUSING



WAREHOUSING

The e-commerce boom, increasing demand for cold chain networks in the food and bio-pharmaceutical sectors, and the growth of domestic manufacturing are driving a surge in the Indian warehousing industry. Favourable government policies, which have granted infrastructure status to the sector, along with the international trade environment and India's potential as a manufacturing hub, further enhance the sector's prospects. It is projected to reach US\$ 34.99 billion by 2022-27. With its substantial land holdings ready for development, the company is well-positioned to capitalize on this opportunity, supported by its strong executive capabilities. This segment offers the advantage of larger and safer returns, reaching upto 100%.

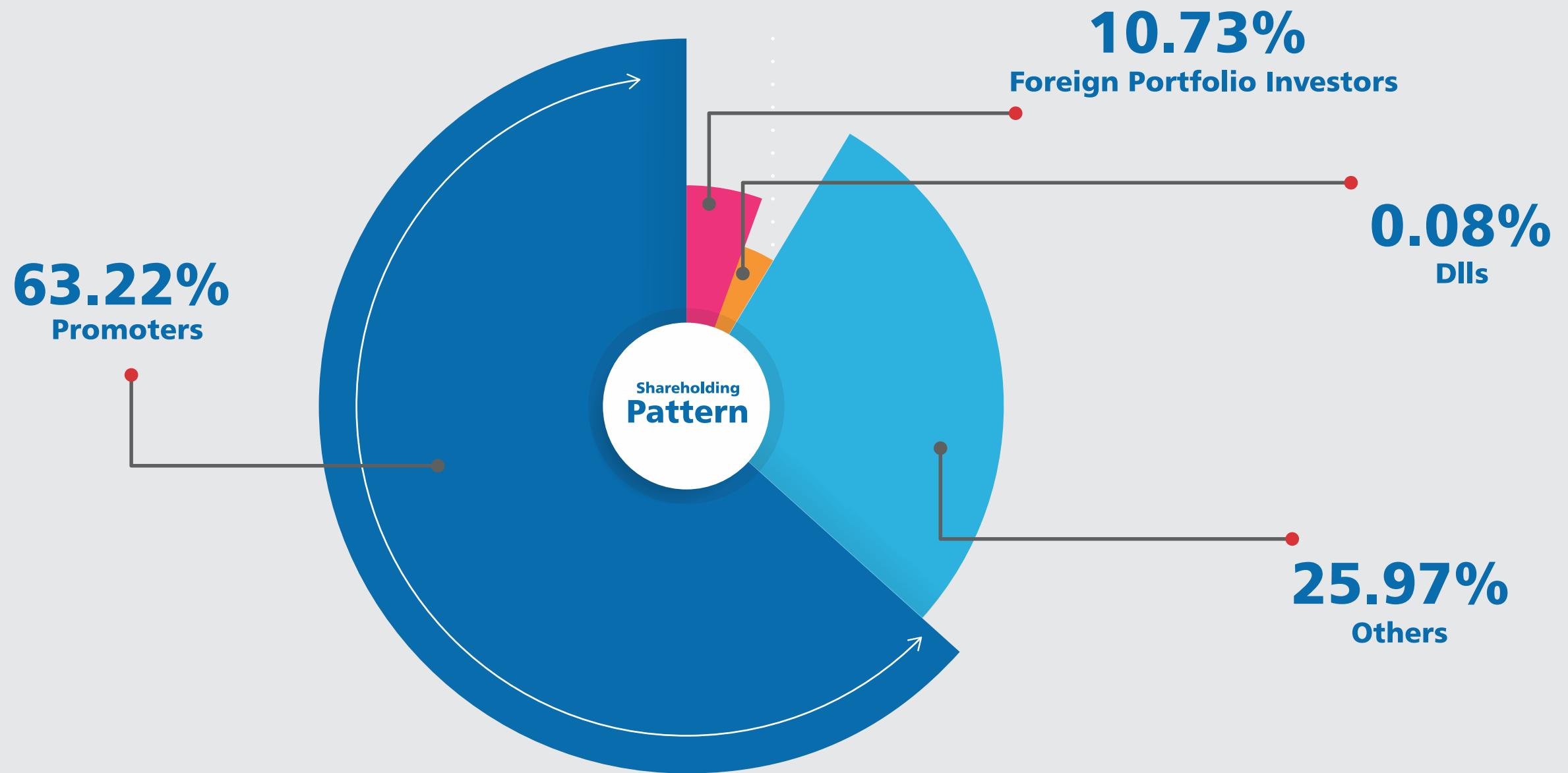
WAREHOUSING IN LAND BANK OF

Approx
85 ACRES

- Proposed warehousing projects situated at Delhi & Haryana.
- Fully Paid, Free Hold Land
- Planned to be developed in phases.
- Plan to develop all the sites within two to three years.

SHARE HOLDERS





THE RESULT

FY 22-23

₹ **1,004.86** Crore

Total Income
↑ 100.47%

₹ **151.12** Crore

Profit after Tax
↑ 175.31%

₹ **4.73**

Earnings Per Share
↑ 146.35%

₹ **2,825.08** Crore

Net Worth as on
March 31, 2023
↑ 7%

₹ **3,958.84** Crore

Market Capitalisation as on
March 31, 2023
↑ 103.57%

0.32

Debt Equity Ratio
↓ 6%

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!




ANANT RAJ LIMITED

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