

Anant Raj Limited

(Formerly Anant Raj Industries Limited)

CIN : L45400HR1985PLC021622

Head Off: H-65, Connaught Circus, New Delhi-110 001

Tel: 011-43034400, 23324127, 23323880 Fax: 011-43582879

E-mail: info@anantrajlimited.com Website: www.anantrajlimited.com

Regd. Office: CP-1, Sector-8, IMT Manesar, Haryana-122051

Tel: (0124) 4265816



June 29, 2019

ARL/CS/ 12933

To, The Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalat Street, Mumbai- 400001.	To, National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block-G, Bandra Kurla Complex, Bandra (East) Mumbai-400051
--	---

SUB: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015

Dear Sir/Ma'am,

In terms of Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 read with SEBI Circular CIR/CFD/CMD/4/2015 dated September 09, 2015, the details of the joint venture with "Birla Estates Private Limited" are enclosed as Annexure 1.

This is for your information and record.

For Anant Raj Limited

(Manoj Pahwa)
Company Secretary
A7812

ANNEXURE-1

Details of the Joint Venture (JV) entity pursuant to the SEBI Circular CIR/CFD/CMD/4/2015 dated September 09, 2015

Name of the entity(ies) with whom JV is signed	Birla Estates Private Limited ('Birla Estates')
Area of agreement/JV	Development of two Residential Projects at Gurugram, Haryana.
Domestic/international	Domestic
Share exchange ratio/ JV Ratio	50:50 Joint Venture in the form of LLP
Scope of business operation of JV	To develop two residential projects (1) Group Housing of approx. 26 Acres and (2) Gated Independent Floor Colony at approx. 47 Acres (part of Anantraj Estate project) at Sector 63A, Gurugram, Haryana, collectively approx. 33 lacs square feet area.
Details of consideration paid/received in agreement/JV	Presently estimated investment of the Company in the joint venture LLP would be approx. Rs. 380 Crores, in form of, mainly, 50% value of project lands to be transferred to the Avarna Project LLP, to be recognized as Company's contribution to the LLP as Partner's Loan.
Significant terms and conditions of JV in brief	The Joint Venture is created in the form of a 50:50, Limited Liabilities Partnership, in the name of "Avarna Projects LLP", through a LLP Reconstitution Deed dated 28 th June 2019. The Company will contribute, mainly, by way of the project land and Birla Estates Private Limited would be the working partner. The two residential projects would be developed and marketed as a joint venture of Birla Estates and Anant Raj.
Whether the acquisition would fall within related party transactions and whether the promoter/ promoter group/group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at arm's length"	There is no acquisition involved in the transaction and none promoter or promoter group entity is interested in the transaction.
Size of the entity(ies)	The size of joint venture LLP would be approx. Rs. 760 crores, which include the contribution in the form of capital and loan of the two Partners, in one or more tranches.



Rationale and benefit expected

This is the first major joint venture of the Company for the development of residential projects. As per the plan, collectively in the two residential projects, more than 33 lacs square feet of residential area. The brand and expertise of Birla Estates is expected to add great value to the existing expertise and strengths of the Company.

