



Anant Raj Limited

Corporate Profile- September 2017

www.anantrajlimited.com

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HISTORY

Anant Raj limited is a Delhi based Enterprise with an enviable track record.

The Company began its operations in 1969 and is engaged in construction & development activities for more than 45 years.

Primary focus areas are:

- IT Parks
- Hospitality projects
- SEZs
- Office complexes
- Shopping Malls
- Residential projects.

All projects executed and under implementation are in Delhi, Haryana, Rajasthan & the NCR region.

The Company has developed over 20 million sq. ft. of residential & commercial projects in the NCR.



ATTRIBUTES

Major elements of success:

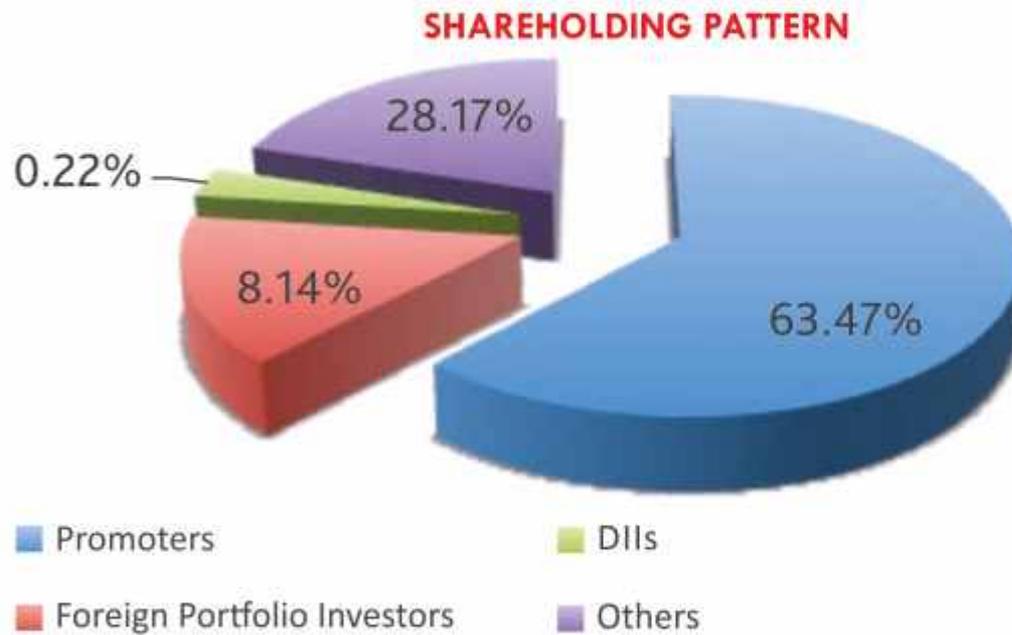
- Ability to identify and foresee where the development is likely to take place.
- Excellent ability of the management and promoters to evaluate NCR locations that have potential for profit and growth.
- Early mover advantage due to enriched knowledge & experience.
- Knowledge of local land laws, by-laws regulations, behavior pattern and practices w.r.t. land acquisition/ construction activities.
- Knowledge of planned infrastructure changes and augmentation.
- Knowledge of market trends and changes in demand in the NCR.
- A dedicated land acquisition department with very strong network of land accumulators & brokers, associated for over 30 years.

COMPETENCIES

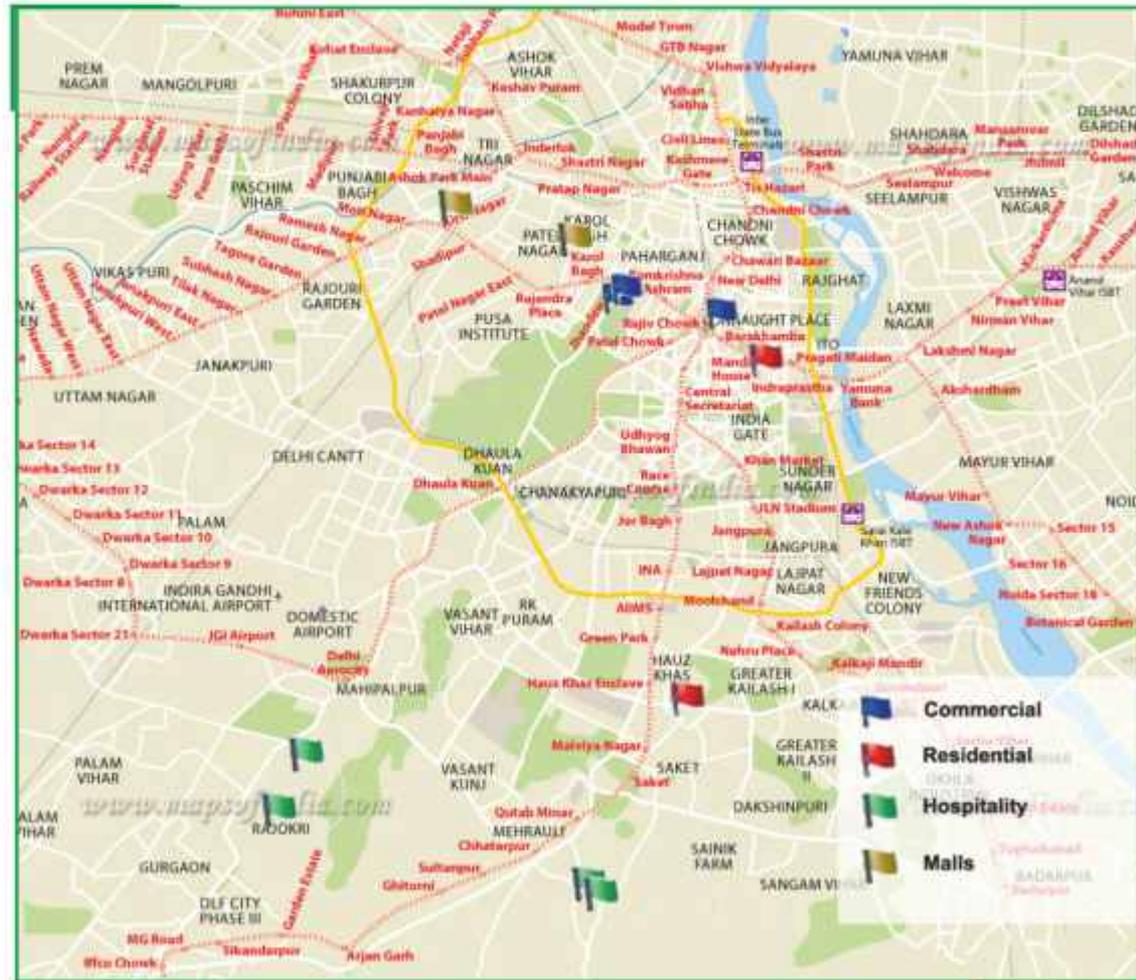
Acquisition and In house construction arm equipped with the following advantages:

- Dedicated team of experienced engineers and workers.
- Cost saving.
- Better Control.
- Flexibility to change designs and finishes of constructed properties.
- No contractual binding as compared to third party contractors.
- Focus on quality.

SHARE HOLDERS



REGIONAL DOMINANCE- NCR



NCR DOMINANCE

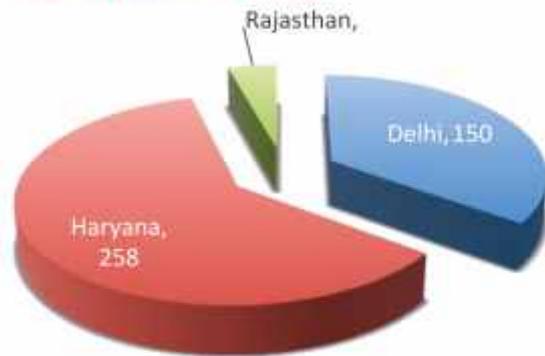


THE CORPUS

- High quality land bank In the NCR acquired at low cost
- Amongst the largest land owners of delhi
- Accumulated high quality land bank in prime NCR locations at competitive price
- Initial focus- Commercial Developments
- Current focus- Residential Projects
- Approximately 1100 acres of fully paid land bank in prime locations of Delhi and NCR regions
- 500 acres fully paid land bank, only in Delhi
- Balance land bank within 50 km radius of Delhi
- Major land parcels in Gurugram. Acquired around 275 acres of land (for Residential Projects) in the last few years
- ₹ 10 billion approx. spent on the acquisitions

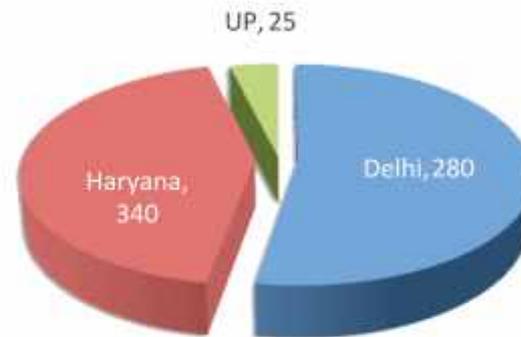
LAND BANK

RESIDENTIAL (IN ACRES)

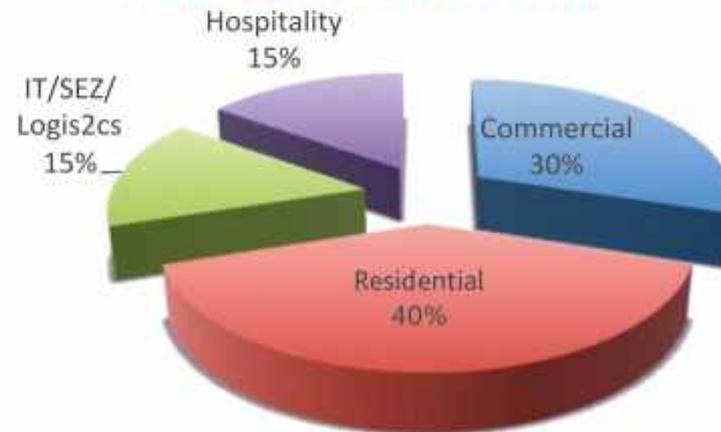


The current dominant focus: Residential Development in the high-end, luxury, middle income & affordable categories.

COMMERCIAL (IN ACRES)



PORTFOLIO WISE DIVERSIFICATION



KEY DRIVERS

Consistent earning from growing base of rental assets and sale of Residential Projects.

- Intent to lease Commercial properties with a view to obtain steady cash flows.
- Already developed 5 million sq ft of Commercial space in prime locations of Delhi & NCR, 40% leased out.
- Present Commercial portfolio includes 2 IT parks, 1 IT SEZ, 1 Commercial Complex, 1 Shopping Mall & 6 Hotel Projects.
- One Commercial Project of 10 acres resort at Dhumaspur, Gurugram (Developable area around 650,000 sq ft).
- Present lease income- ₹800 mn (approx.) per annum.
- Rental yield at full occupancy- ₹2500 to 3000 mn per annum.
- Completed and under development Commercial space has only used 100 acres of land out of 670 acres of Commercial land available.
- Plans to develop the balance land in a phased manner.

FINANCIALS

Rupees in millions

Particulars	Standalone Accounts			Consolidated Accounts		
	Year Ended 31.03.16	Year Ended 31.03.17	Quarter Ended 30.06.17	Year Ended 31.03.16	Year Ended 31.03.17	Quarter Ended 30.06.17
Total Income	4,334.59	4,493.87	983.09	4,763.81	4,945.98	1,082.99
Profit Before Tax	792.86	774.90	155.46	872.47	875.66	162.82
Profit After Tax	574.81	604.28	96.65	693.68	772.60	116.18
Equity Share Capital	590.20	590.20	590.20	590.20	590.20	590.20
Other Equity	39,573.86	40,694.41	40,790.71	41,731.76	43,010.51	43,126.82
Secured Loans	13,852.11	16,190.15	17,018.85	14,260.57	16,518.57	17,325.58
Fixed Assets	20,321.84	20,199.31	20,161.16	26,346.00	26,271.20	26,215.55
Capital Work- In Progress	1,579.39	1,328.50	1,609.99	1,689.83	1,448.73	1,730.76
Investments	5,678.18	5,819.42	4,859.53	6,210.93	6,486.59	5,551.23
Cash & Bank balances	210.92	479.88	437.39	873.46	1,354.86	1,441.89
Sundry Debtors	1,137.85	1,256.97	1,483.95	1,160.24	1,304.74	1,535.64
Other Current Assets (net)	25,087.99	28,390.68	29,847.72	20,302.07	23,253.16	24,567.52
Earnings Per Share -Basic (in Rs.)	1.95	2.05	0.33	2.35	2.62	0.39

COMMERCIAL - COMPLETED & OPERATIONAL



Actual Pictures

IT PARK, MANESAR

Completed

Land Area - 10 acres

Location - IMT Manesar, Haryana

Total constructed area - 1.80 mn. sq. ft.

Leaseable area - 1.20 mn. sq. ft. (which includes 40,000 sq. ft. of retail space)

Present status - Part leased

11 km from Gurugram - a hub of IT/ITES and BPO companies

Estimated rental yield after full occupation - ₹450 mn.



Actual Pictures

IT SEZ, RAI

Land area - 25 acres

Location - Situated on National Highway (NH-1), 5 km from Delhi border.

Total Developable area - 5.10 mn. sq. ft.

Total leaseable area - 3.4 mn. sq. ft.

Phase I - 2.10 mn. sq. ft.

Leaseable area (Phase I) - 1.4 mn. sq. ft.

Estimated rental yield after full occupation (Phase I) - 400 mn.

Sound infrastructure in place.

Proposed to be connected by Delhi metro. Also being connected to Airport, Gurugram and Manesar by the upcoming KMP expressway.

Phase-I completed - Ready to move.

COMMERCIAL - COMPLETED & OPERATIONAL



Actual Pictures

OFFICE BUILDING, SEC 44, GURUGRAM

Land area - 8400 sq. mtr.

Location - Sector-44, Gurugram.

Total Area - 150,000 sq. ft.

Status - Fully leased out to reputed MNC's like HSBC,

SC Johnson, William Sonoma etc.

Leed Certified Grade A Building.

Sound infrastructure in place.

Connected by Delhi metro.



Actual Pictures

IT PARK, PANCHKULA

Land area - 10 acres

Location - Panchkula, Haryana

Total Developable area - 1.80 mn. sq. ft.

Leaseable Area - 1.20 mn. sq. ft.

Leaseable Area Phase I - 0.45 mn. sq. ft.

Phase-I Completed & Part leased

Estimated rental yield after full occupation (Phase I)- ₹130 mn

49.90% stake in the project held by Monsoon Capital

Modern city developed by the Haryana govt. adjoining to Chandigarh

10 kms from Baddi (Largest Industrial Area developed by Himachal

Pradesh govt. and offered various incentives/ tax benefits).

Good connectivity by road, rail and air.

HOSPITALITY - COMPLETED & OPERATIONAL



Actual Pictures

TRI COLOR
 Completed
 Land area - 8.3 acres
 Total constructed area (Phase I)- 100,000 sq ft
 Phase I - 52 rooms located near to the Delhi Airport, on main NH-8, the Delhi jaipur expressway. 3 kms from Gurugram.
 Well known Hotel chains like Radisson, Trident, Uppal Orchid are located in this region
 To be connected by Delhi Metro.
 Current rental Phase-I ₹ 79 mn p.a. or 0.28% of turnover whichever is higher
 *(FAR increased from 0.15 to 1.75)



Actual Pictures

HOTEL MAPPLE EMERALD
 Completed & leased out to Mapple Group
 Land area - 7.61 acres
 Total constructed area (Phase I)- 100,000 sq ft
 Phase I - 53 rooms, located near to the Delhi Airport, on main NH-8, the Delhi jaipur expressway. 3 kms from Gurugram.
 Well known Hotel chains like Radisson, Trident, Uppal Orchid are located in this region
 To be connected by Delhi Metro.
 Current rental Phase-I ₹ 72 mn p.a. or 0.28% of turnover whichever is higher
 *(FAR increased from 0.15 to 1.75)



Actual Pictures

HOTEL OCEAN PEARL RETREAT
 Completed & leased out to Sagar Ratna Group
 Land area - 7.37 acres
 Total constructed area (Phase I)- 60,000 sq ft
 Phase I - 49 rooms, located near South Delhi. 10 kms from IGI Airport.
 Adjoining Chattarpur Temple, Qutub Minar and other tourist spots.
 An ideal environment for hospitality projects.
 To be connected by Delhi Metro.
 Current rental Phase-I ₹ 54 mn p.a. or 0.28% of turnover whichever is higher
 *(FAR increased from 0.15 to 1.75)



HOSPITALITY - COMPLETED & OPERATIONAL



Actual Pictures

SERVICE APARTMENTS MANESAR

Completed & Operational.

No. of Rooms - 120

Located in IMT Manesar.

11 km from Gurugram - a hub of IT/ITES and BPO Companies.

Constructed area - 100,000 sq ft

Land Area - 1 acre.

Status- Leased to Misaki Hotel



Actual Pictures

HOTEL BELMOND

Completed & leased out to Belmond group

Land area - 5.75 acres

Total constructed area (Phase I)- 100,000 sq ft

Phase I - 43 rooms located near South Delhi.

10 kms from IGI Airport.

Adjoining Chattarpur Temple, Qutub Minar and other tourist spots.

Congenial and peaceful environment for Hospitality projects.

Current rental Phase-I ₹ 54 mn p.a. or 0.28% of turnover whichever is higher

*(FAR increased from 0.15 to 1.75)

HOSPITALITY - UPCOMING DEVELOPMENTS



Illustrative Pictures

AAA REALTY, NEW DELHI

Current Status: - Approved for Hospitality/ Commercial.
 Land area:- 5 acres
 Total Developable area - 380,000 sq. ft.
 Commercial area as part of the Hospitality project available : 76,000 sq. ft
 Location:- Delhi, very near to T3 IGI Airport, on main NH-8, the (Delhi Jaipur expressway). Easy access to Delhi & Gurugram residents. Well known Hotel chains like Radisson, Trident, Uppal Orchid, The Oberoi, Hotel Pullman, Lemon Tree etc. located in the region.



Illustrative Pictures

GREEN RETREAT, NEW DELHI

Current Status: - Approved for Hospitality/ Commercial.
 Land area:- 7.26 acres
 Total Developable area - 550,000 sq. ft.
 Commercial area as part of the Hospitality project available : 110,000 sq. ft
 Location:- Delhi, very near to T3 IGI Airport, on main NH-8, the (Delhi Jaipur expressway). Easy access to Delhi & Gurugram residents. Well known Hotel chains like Radisson, Trident, Uppal Orchid, The Oberoi, Hotel Pullman, Lemon Tree etc. located in the region.



Illustrative Pictures

DHUMASPUR RESORT, GURGAON

Land Area - 10 acres
 Total Developable area - 650,000 sq. ft.
 No. of Rooms (Projected) - 400
 The location is on Gurugram-Sohna road. One of the most sought after area of Gurugram.

RETAIL - MOMENTS MALL



Completed & Leased out
Land Area- 7.5 acres,
Total Constructed Area- 750,000 sq. ft.
Leasable Area- 600,000 sq. ft. (80% leased out)
One of the biggest & popular mall in Delhi.
Mall leased out to various branded & other stores.
Centrally located in Delhi and near Metro Station, making it well connected to other parts of the city.
5 kms from Connaught Place.
Near residential areas like Moti Nagar, Patel Nagar, Rajouri Garden, Punjabi Bagh, Tilak Nagar.



GROUP HOUSING - DELIVERED



Actual Pictures

ANANT RAJ AASHRAY NEEMRANA, RAJASTHAN

Total No. of Flats - 2489
Status - Completed & Sold
Projected realisation - ₹ 2500 mn.
Constructed area - 1.80 mn. sq. ft.
Land area - 18 acres



Actual Pictures



Actual Pictures



Actual Pictures



RESIDENTIAL - GROUP HOUSING



Illustrative Pictures

MADELIA SECTOR-M1A, MANESAR

Total No. of Flats - 670

Status - 100% Sold

Projected Realisation - ₹5000 mn.

Constructed Area - 1.20 mn. sq. ft.

Land area - 12.45 acres



Illustrative Pictures

MACEO SECTOR-91, GURUGRAM

Total No. of Flats - 743

Status - 70% Sold

Projected Realisation - ₹6000 mn.

Constructed Area - 1.50 mn. sq. ft.

Land area - 15.575 acres



Illustrative Pictures

HOUSING PROJECT HAUZ KHAS, NEW DELHI

Status - Yet to be launched

Project Realisation - ₹8000 mn.

Constructed Area - 260,000 sq. ft.

Land area - 2.40 acres

INDUSTRIAL TOWNSHIP



INDUSTRIAL TOWNSHIP MANESAR

Status – yet to be launched

Land Area – 75 acres

Industrial Plots – 33.50 acres

Residential Plots – 7.40 acres

Commercial – 3 acres

THANK YOU



ANANT RAJ LIMITED

CIN : L45400HR1985PLC021622

HEAD OFFICE

H-65, Connaught Circus, New Delhi - 110 001
Tel : +91 11 43034400, 41516772 Fax : +91 11 43582879
E : info@anantrajlimited.com W : www.anantrajlimited.com

REGD. OFFICE

CP-1, Sector-8, IMT Manesar, Haryana-122051 Telefax : (0124) 4265817