

Anant Raj Limited

CIN : L45400HR1985PLC021622

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

Tel : 011-43034400, 23324127, 23323880, 43582879

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

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

Tel : (0124) 4265817



ARL/CS/13332

December 24, 2023

The Manager The National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex Bandra (E), Mumbai - 400 051 NSE Symbol: ANANTRAJ	The Secretary (Listing Department) The BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 BSE Scrip Code: 515055
--	---

Re: Qualified institutions placement of equity shares of face value of ₹ 2 each (the "Equity Shares") to qualified institutional buyers by Anant Raj Limited (the "Company") under the provisions of Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the "SEBI ICDR Regulations"), and Sections 42 and 62 of the Companies Act, 2013 (including the rules made thereunder), each as amended (the "Issue")

Sub: Submission of Investor Presentation

Dear Sir/ Madam,

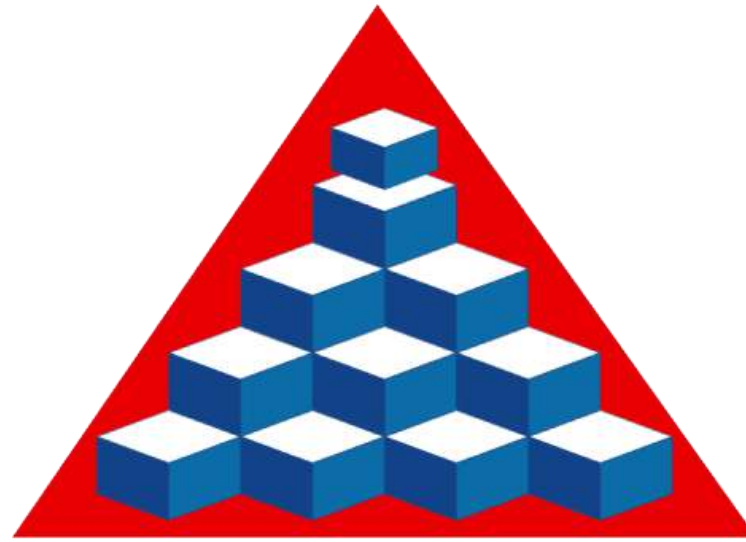
In terms of Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed a copy of the investor presentation for your records. The presentation is also uploaded on the website of the Company i.e. www.anantrajlimited.com.

We request you to take the above on record and treat the same as compliance under Regulation 30 of the SEBI LODR Regulations, as amended.

Thanking you,

Yours faithfully,
For Anant Raj Limited

Manoj Pahwa
Company Secretary
A7812



Anant Raj Limited

Strong Foundation, Stronger Future.

Investor Presentation

December 2023



IMPORTANT: You must read the following before continuing. The following applies to this document, the oral presentation of the information in this document by Anant Raj Limited (the “Company”) or any person on behalf of the Company, and any question-and-answer session that follows the oral presentation (collectively, the “Information”). In accessing the Information, you agree to be bound by the following terms and conditions.

The Information is confidential, and is intended only for the exclusive use of the recipients thereof, and may not be retained by you and neither this presentation nor any part thereof may be (i) copied, photocopied, duplicated or otherwise reproduced in any forms or by any means; or (ii) disseminated, reproduced, recirculated, redistributed, published or advertised in any media, website or passed on to any other person, directly or indirectly, in whole or in part, for any purpose. If this document has been received in error, it must be returned immediately to the Company. This Information is being communicated to selected persons who have professional experience in matters relating to investments for information purposes only and does not constitute a recommendation regarding any securities of the Company.

The Information has not been independently verified and this presentation has been prepared by the Company, solely for informational purposes. This presentation is a summary only and it is not the intention to provide, and you may not rely on these materials as providing, a complete or comprehensive analysis of the financial position or prospects of the Company, or a complete description of the markets’ conditions or developments referred to in the material, whether on a standalone or consolidated basis.

The Information is for private circulation only and not intended for potential investors and does not constitute or form part of, and should not be construed as an offer or the solicitation of an offer to subscribe for or purchase securities of the Company in India, the United States, Canada or any other jurisdiction where such offer or sale would be unlawful, and nothing contained therein shall form the basis of or be relied on in connection with any contract or commitment whatsoever.

The document has been prepared for publication in India and is not for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia). Any securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “U.S. Securities Act”) or any state securities laws in the United States, and unless so registered may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Any public offering of securities to be made in the United States will be made by means of a prospectus that may be obtained from the issuer or the selling security holder and that will contain detailed information about the company and management, as well as financial statements. No public offering or sale of securities in the United States, Canada or any jurisdiction outside of India is contemplated. The distribution of this document in certain jurisdictions may be restricted by law and persons into whose possession this information comes should inform themselves about and observe any such restrictions.

You should not construe any Information as tax or legal advice. The information is not a prospectus, a statement in lieu of a prospectus, an offering circular, an offer letter, a preliminary placement document or placement document, an advertisement or an offer document under the Companies Act, 2013, as amended, the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended, or any other applicable law in India. The information has not been approved and will not or may not be reviewed or approved by any statutory or regulatory authority in India or by any stock exchange in India.

The Information contains forward-looking statements for purposes of laws and regulations of India and other than India. All statements other than statements of historical fact included in the Information are forward-looking statements. Forward-looking statements give the Company’s current expectations and projections relating to its financial condition, growth prospects, results of operations, plans, objectives, future performance and business. These statements may include descriptions regarding the intent, belief or current expectations of the Company or its directors and officers with respect to the results of operations and financial condition, general business plans and strategy, the industry in which the Company operates and the competitive and regulatory environment of the Company. These statements can be recognised by words such as “target,” “believe,” “expect,” “aim,” “intend,” “may,” “anticipate,” “estimate,” “plan,” “project,” “will,” “can have,” “likely,” “should,” “would,” “could” and other words and terms of similar meaning or the negative thereof. Such forward-looking statements involve known and unknown risks, uncertainties and other important factors beyond the Company’s control that could cause the Company’s actual results, opportunities, growth potential, performance or achievements to be materially different from the expected results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Company’s present and future business strategies and the environment in which it will operate in the future. Such forward-looking statements are not guarantees of future performance and involve risks and uncertainties, and actual results may differ from those in such forward-looking statements as a result of various factors and assumptions, including future changes or developments in the Company’s business, its competitive environment, information technology and local political, economic, legal, regulatory and social conditions in India, which the Company believes to be reasonable in light of its operating experience in recent years. The Company does not undertake to revise any forward-looking statement that may be made from time to time by or on behalf of the Company.

The Company may alter, modify or otherwise change in any manner the contents of this presentation, without obligation to notify any person of such revision or changes. No recommendation is made as to how investors should exercise any investment decision.

No representation, warranty or undertaking, express or implied, is or will be made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the Information or estimates, projections or the opinions contained therein. Potential investors must make their own assessment of the relevance, accuracy, and adequacy of the Information contained in this presentation and must make such independent investigation as they may consider necessary or appropriate for such purpose. The Company expressly disclaims any obligation or undertaking to supplement, amend or disseminate any updates or revisions to any statements contained herein to reflect any change in events, conditions or circumstances on which any such statements are based. The Information, including but not limited to forward-looking statements, applies only as of the date of this document and is not intended to give any assurances as to future results. The Company expressly disclaims any obligation or undertaking to disseminate any updates or revisions to the Information, including any financial data or forward-looking statements, and will not publicly release any revisions it may make to the Information that may result from any change in the Company’s expectations, any change in events, conditions or circumstances on which these forward-looking statements are based, or other events or circumstances arising after the date of this document.

If the Company should at any time make an offering of securities, any decision to invest in any such offer to subscribe for or acquire securities of the Company must be based wholly on the information contained in the offer document or offering circular and/or any international offering memorandum (including the risk factors mentioned therein) issued or to be issued by the Company in connection with any such offer and not on the contents herein. Information contained in this presentation is qualified in its entirety by reference to an offering document for any potential transaction if it proceeds. Any potential transaction could be made available to the recipient of this document in accordance with applicable laws and regulations, including the distribution of any required documents for such potential transaction and such documents will supersede all prior information provided to the recipient, herein or otherwise. No representation or warranty express or implied) is made as to, and no reliance should be placed on, the accuracy, completeness or correctness of any information, including any projections, estimates, targets and opinions contained herein, and no liability whatsoever is accepted as to any errors, omissions or misstatements contained herein and, accordingly, none of the Company, its directors, officers or employees or its affiliates, its advisors or representatives, or any such person’s officers or employees accepts any liability (in negligence or otherwise) whatsoever arising directly or indirectly from the use of this presentation.

Certain data contained in this presentation was obtained from various external data sources, and none of the Company, its advisers or representatives has verified this data with independent sources. Accordingly, the Company, its advisers and representatives make no representation as to the fairness, accuracy, correctness, authenticity or completeness of that data, and this data involves risks and uncertainties and is subject to change based on various factors. The information contained in this presentation is not to be taken as any recommendation made by the Company or any other person to enter into any agreement with regard to any investment. You will be solely responsible for your own assessment of the market and the market position of the Company, and you will conduct your own analysis and be solely responsible for forming your own view of the potential future performance of the business of the Company.

By attending this presentation, you (i) acknowledge that you will be solely responsible for your own assessment of the market and the market position of the Company and that you will conduct your own analysis and be solely responsible for forming your own view of the potential future performance of the Company’s business, (ii) represent and warrant that you are located outside the United States, and are lawfully able to receive this presentation under the laws of the jurisdiction in which you are located, and/or any other applicable laws, (iii) agree to be bound by the terms herein and to keep this presentation and the information contained herein confidential.

1. The Market Study Report (hereafter referred to as “Report”) is not based on comprehensive market research of the overall market for all possible situations. Cushman & Wakefield India (hereafter referred to as “C&WI”) covered specific markets and situations, which are highlighted in the Report. C&WI relied solely on the information supplied to C&WI and updated it by reworking the crucial assumptions underlying such information as well as incorporating published or otherwise available information.
2. In conducting this assignment, C&WI carried out analysis and assessments of the level of interest envisaged for the property(ies) under consideration and the demand-supply for the relevant sector(s) in general. C&WI obtained other available information and documents that are additionally considered relevant for carrying out the exercise. The opinions expressed in the Report are subject to the limitations expressed below.
 - a) C&WI endeavors to develop forecasts on demand, supply and pricing on assumptions that would be considered relevant and reasonable at that point of time. All of these forecasts are in the nature of likely or possible events/occurrences and the Report does not constitute a recommendation to **Anant Raj Limited** or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which forecasts have been generated and is not recommended as an input to a financial decision.
 - b) Changes in socio-economic and political conditions could result in a substantially different situation than those presented at the stated effective date. C&WI assumes no responsibility for changes in such external conditions.
 - c) In the absence of a detailed field survey of the market and industry (as and where applicable), C&WI has relied upon secondary sources of information for a macro-level analysis. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis.
 - d) The services provided are limited to Market Study and does not constitute an audit, a due diligence, tax related services or an independent validation of the projections. Accordingly, C&WI has not expressed any opinion on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
 - e) While the information included in the Report is believed to be accurate and reliable, no representations or warranties, expressed or implied, as to the accuracy or completeness of such information is being made. C&WI does not undertake any obligation to update, correct or supplement any information contained in the Report.
 - f) In the preparation of the Report, C&WI has relied on the following information:
 - g) Information provided to us by the Client and its affiliates and subsidiaries and third parties;
 - h) Recent data on the industry segments and market projections;
 - i) Other relevant information provided to us by the Client and its affiliates and subsidiaries at C&WI’s request;
 - j) Other relevant information available to C&WI; and
 - k) Other publicly available information and reports.
3. The Report reflects matters as they currently exist. Changes may materially affect the information contained in the Report.
4. All assumptions made in the Market Study are based on information or opinions as current. In the course of the analysis, C&WI has relied on information or opinions, both written and verbal, as current obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which would be accepted as accurate in bona-fide belief. No responsibility is assumed for technical information furnished by the third-party organizations and this is bona-fidely believed to be reliable.
5. No investigation of the title of the assets has been made and owners’ claims to the assets is assumed to be valid. No consideration has been given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from C&WI for any purpose without prior written consent from C&WI and should take all reasonable precautions to protect such information from any sort of disclosure. The information or data, whether oral or in written form (including any negotiations, discussion, information or data) forwarded by C&WI to the Client may comprise confidential information and the Client undertakes to keep such information strictly confidential at all times unless prior written consent from C&WI has been obtained.

Investment Highlights

1 *Industry tailwind and low inventory in micro markets*

2 *Strong promoter background with proven execution capability*
■ *Fourth generation entrepreneur – with five decades of brand presence*

3 *Track record of consistent financial performance, growth and strengthening balance sheet*

4 *Presence across 312.20 acres in premium localities of Delhi NCR*
■ *167.14 acres in sector 63A – in Golf Course Extn Road, Gurugram*
■ *88.44 acres in Delhi*
■ *56.62 acres of Commercial land and building having constructed area of 4.20 msf**
■ *Stable annual rental income*
■ *Partnership with Birla Estate to develop township across ~47 acres of land*

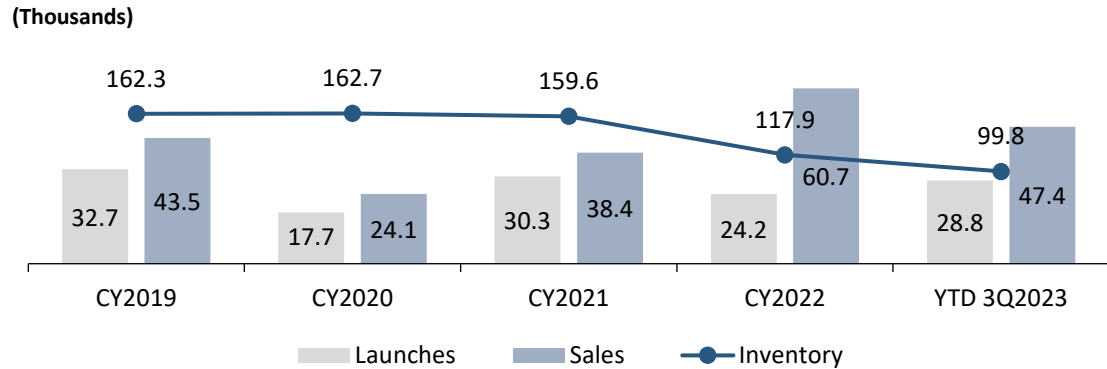
5 *Foraying into high-growth high-yield Data Centre segment*
■ *Commercial property of potential leasable area 5.66 msf to be converted into potential 300 MW Data Centre*
■ *Tie up with key government agencies*

* Includes completed, near-completion and ongoing commercial projects

Industry tailwinds with cyclical upswing in Delhi NCR market

Gurugram stands out as one of the most dynamic real estate markets in the NCR, with ~51% of absorbed units in 2022

Delhi NCR residential market (in '000 housing units)



Demand has outpaced supply with supply catching up due to low ready to move inventory levels

Key drivers for growth



Better social and lifestyle infrastructure



Higher employment opportunities



Multiple infrastructure projects to improve connectivity



Increased affordability

Source: Cushman & Wakefield research

Gurugram residential market key highlights (CY22)

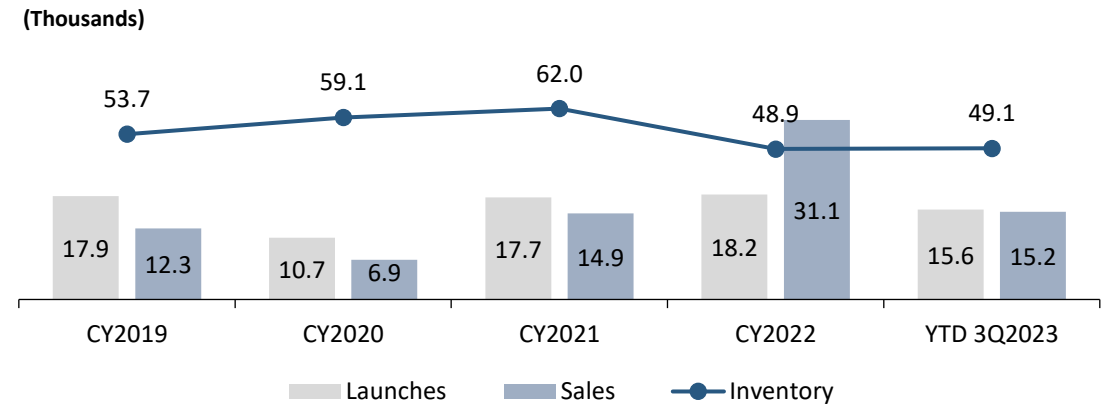
Gurugram stands out as one of the most dynamic real estate markets in the NCR with share of 75% of the units launched in 2022



~49K
Lower inventory levels compared to pre-covid levels (CY2019)



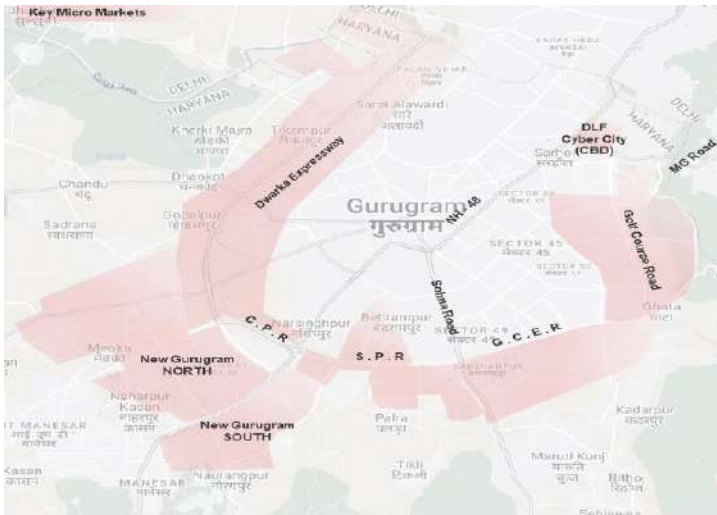
109%
Absorption increase in CY2022



Golf Course Extn Road – highly buoyant micro market in Gurugram

Home to premium and luxury projects with presence of renowned developers

Gurugram's key micro-markets

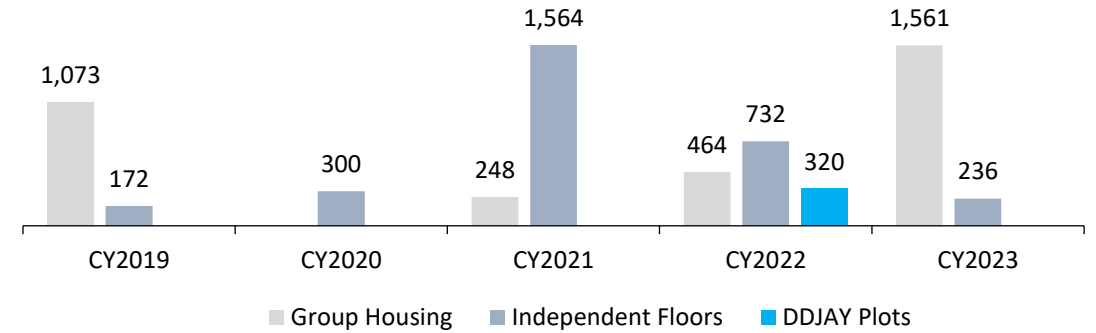


Golf Course Extn Road (GCER)

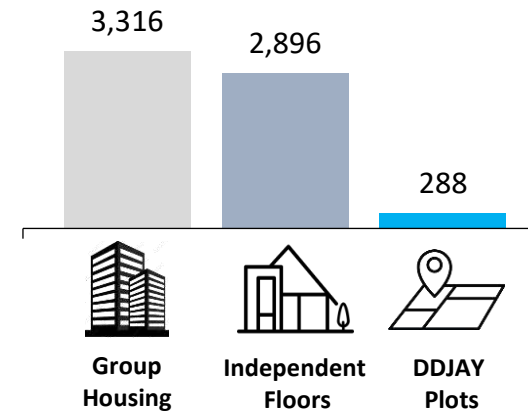
Next to Golf Course Road
Home to multiple premium residential offerings like DLF Arbour, The Aravallis and Urban Oasis

Increasing demand driving new launches in GCER property market

Number of Units Launched



Absorption trends – For projects launched (2019-2023)



High Rates of Absorption

Apartments - ~99% absorption
Independent floors - 96% absorption

GCER residential market highlights

Key players in GCER market

DLF **EMAAR**
Birla Estate
Adani Realty

Highly buoyant locality with pricing uptrend

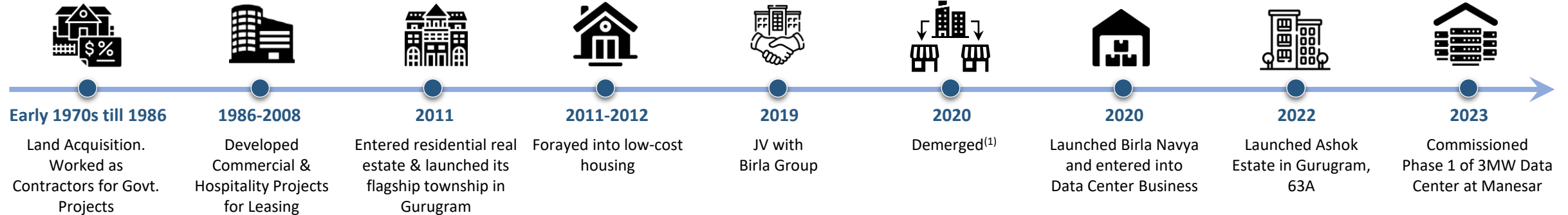
Historic launches: INR 17.5K – 18.5K / sq ft
New launches: INR 18.0K – 22.0K / sq ft

Source: Cushman & Wakefield research

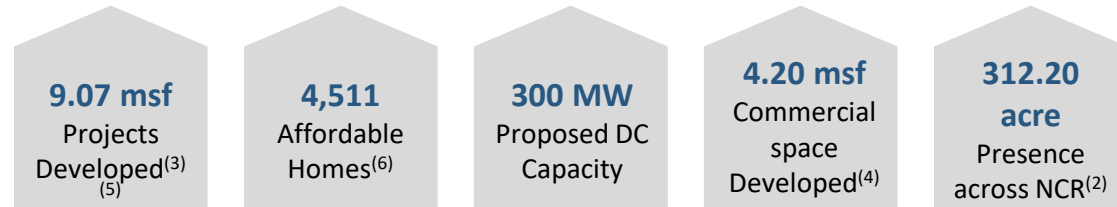
Strong promoter background with proven execution capability



Five decades of legacy in real estate with proven track record



Anant Raj in numbers



Experienced fourth generation entrepreneurs



Amit Sarin
Managing Director
Exp: 28+ years



Aman Sarin
Chief Executive Officer
Exp: 27+ years



Ashim Sarin
Chief Operating Officer
Exp: 22+ years

Proven track record in government projects

Anant Raj Ashray I, Neemrana

- Affordable housing project with Rajasthan government
- 2,663 units (1.03 msf) delivered



Anant Raj Ashray II, Tirupati

- 1,848 units (1.22 msf)
- Affordable housing project with AP government
- Expected completion by Jun-27

Tie up with marquee players



Avarna Projects
50:50 JV with Birla Estates to develop flagship township project Birla Navya in 63A, Gurugram



Partnered with key government agencies to provide Data Center services

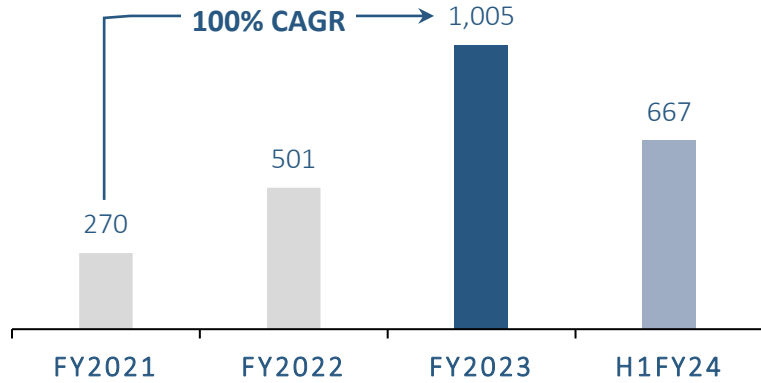
Note: (1) Projects division demerged from Anant Raj Ltd pursuant to Hon'ble NCLT order dated 24th August, 2020; (2) Includes land area across completed, near completion, ongoing, planned projects and land reserves; (3) Projects which have been constructed by the Company as a contractor and projects which have been demerged from the Company have been excluded. Only those projects have been covered which are exclusive to the Company alone.; (4) Includes completed, near completion and ongoing projects (5) includes completed and near completion projects. (6) Includes completed and ongoing projects.

Strong financial growth coupled with balance sheet strengthening

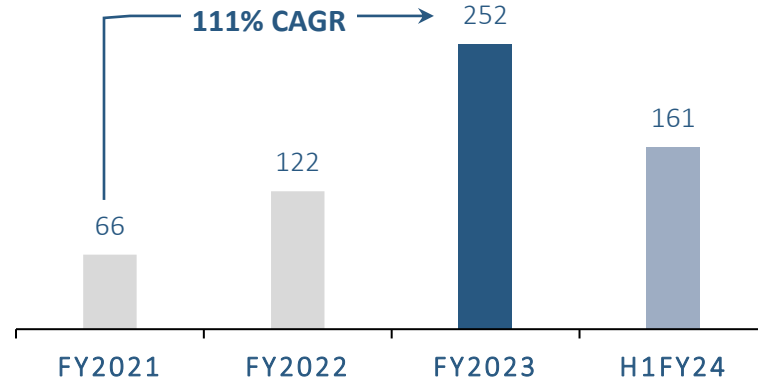


Post demerger demonstrated strong financial growth along with significant reduction in leverage

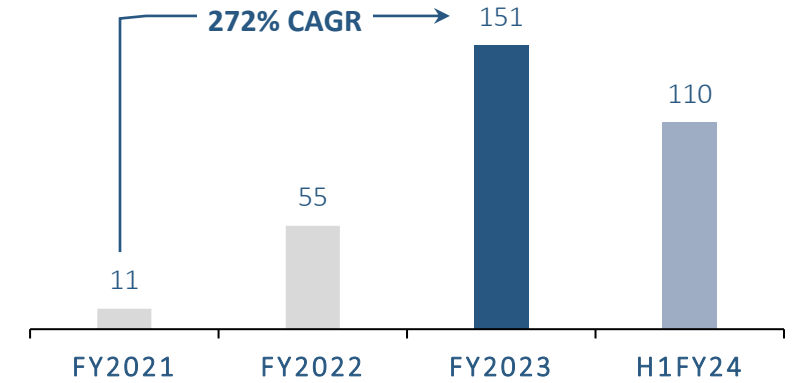
Revenue (INR Crores)



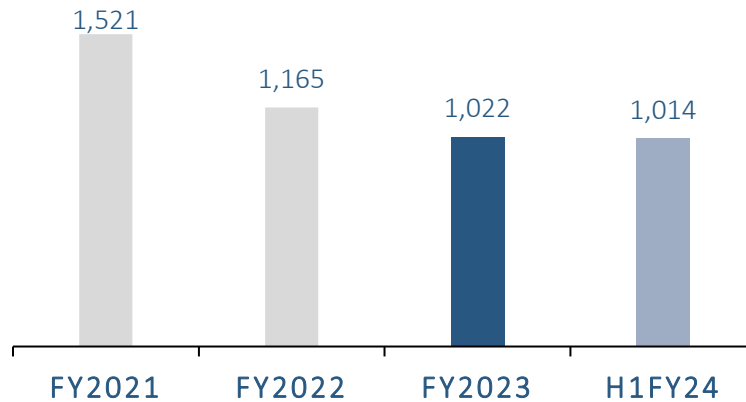
EBITDA (INR Crores)



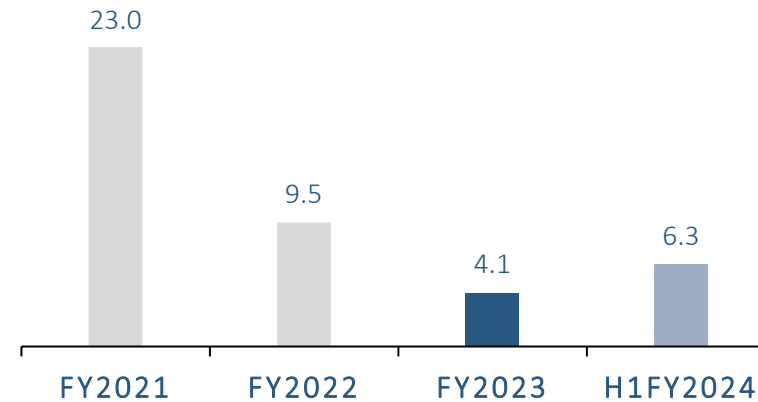
PAT (INR Crores)



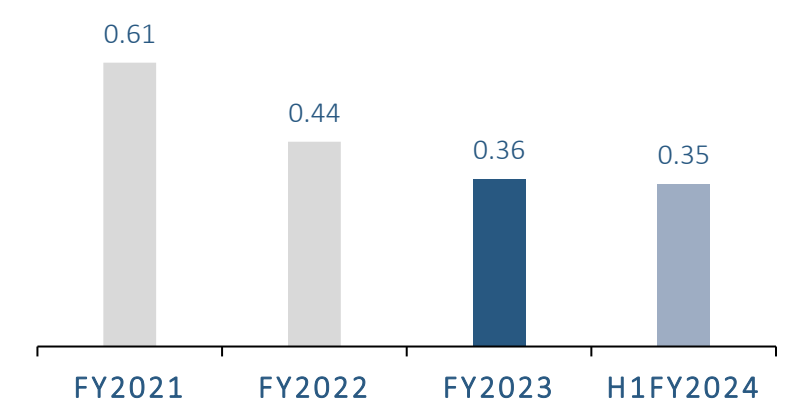
Total debt (INR Crores)



Total Debt / EBITDA (x)



Total Debt / Equity



Residential and Commercial Projects

Gurugram, Sec 63 A – Premium location on Golf Course Extn Road



Company has 167.14 acres of land in sector 63A

Anant Raj Estate
Area: 82 acres



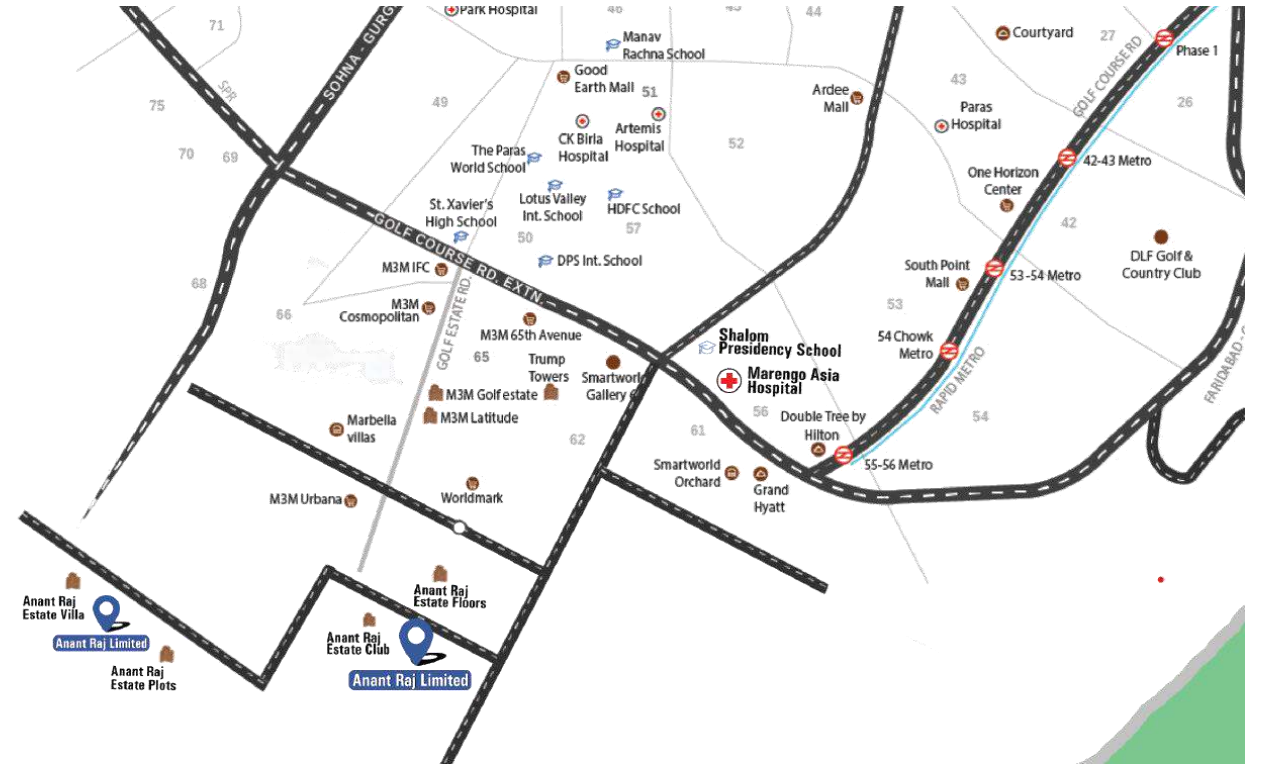
Ashok Estate
Area: 20.14 acres



Birla Navya
Area: ~47 acres



Group Housing*
Area: ~18 acres



- Premium locality with proximity to DLF 5, One Horizon Center (7 km) & DLF Camellias (7 km)
- Connectivity with Sector-56 Metro (5 km), DLF cybercity (13 km) and Indira Gandhi International Airport (24 km)
- NH 48 connectivity via Golf Course Road (13 km)

* Group Housing (3 projects)

Anant Raj Estate – Flagship residential township in premium locality



Spread across 82 acres in premium location comprising Luxury Villas, Plots, Floors and Commercial & Shopping Complexes



Project Details



Anant Raj Estate was launched in Sector 63 A, Gurugram with a product mix of Plots, Floors and Villas wherein total inventory of 4.72 msf has been delivered upto Sep-2023

Upcoming/Ongoing projects in Anant Raj Estate

Type	Area (msf)	Status
Plots + Villas	0.67	Ongoing
Floor 1	0.40	Upcoming
Floor 2	0.40	Upcoming

Total 1.47 msf projects to be completed by FY 27-28

Other Projects under development / upcoming in sector 63A

Ashok Estate - Small sized plots targeted to mid-segment



Received licence on **20.14 acres of land**, launched as Ashok Estate in Jul-2022 at Sector 63A Township.



Total inventory of 320 units in this project.



Small sized plots targeted to mid-segment buyers. 82.09% inventory sold out.



Current price at 2.50 lakh per sq yard as against the launch price of 1.75 lakh per sq yard.*

Project expected to be completed by Dec-2025.

* Cushman & Wakefield research

Estate Residences – ~18 acre Group Housing



Premium 4 and 5 BHK ultra luxury apartments, 250 units to be launched in first phase

Particular	Estimated launch	Estimated completion	Units	Area (msf)
Group Housing 1	Jan-24	Jun-28	250	1.00
Group Housing 2	Jul-24	Jun-28	300	1.09
Group Housing 3	Jul-25	Jun-29	300	1.09

Birla Navya – 50:50 JV with Birla Estates



Development of 764 luxury floors built (47 Acres) in Sector 63A, Township launched across 4 phases

Phase	Estimated launch	Units	Area (msf)	% sold
1	Mar-20	300	0.57	100%
2	Apr-22	168	0.36	97%
3	Jan-23	88	0.27	85%
4	Mar-24	208	0.65	-

Diverse portfolio of commercial assets with stable cash flows

Well-diversified portfolio spread across commercial, IT, Hospitality and Shopping Malls provides stable cash flows

Office Building, Sector 44, Gurugram

- LEED certified Grade A
- Leasable area: 0.12 msf
- Fully leased and operational
- Rental income: 1.2 Crs monthly*



Anant Raj Tech Park, Panchkula

- Currently Leasable area: 0.44 msf
- Leased; Rental income: 0.33 Crs monthly*
- Phase 2: green field expansion of 50 MW IT load capacity



Hotel Bel-La Monde, New Delhi

- Additional leasable area of 0.49 msf under development (Commercial, Hotel & serviced apartments)
- Leasable area of 0.07 msf; Rental 0.47 Crs monthly*



Hotel Stellar Resorts, New Delhi

- Additional leasable area of 0.61 msf
- Currently operational hotel with leasable area of 0.09 msf
- Rental of 0.71 Crs monthly *

Upcoming Projects



Ashok Tower (Sector 63A, Gurugram)

- Retail and office space
- 0.16 msf; expected to be completed in Jun-2027



Joy Square (63A, Gurugram)

- Commercial spaces and offices
- 0.32 msf

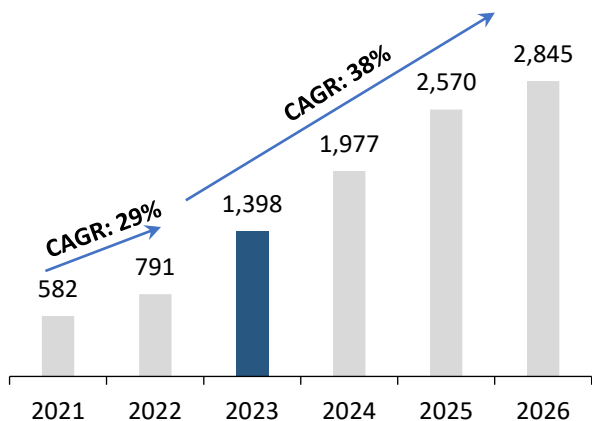
* As of September 2023.

Data Centres

Data centers – A multi year mega opportunity

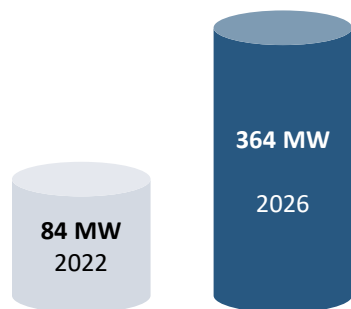
Rising data consumption coupled with data localisation law fuelling rapid demand

Data center capacity expected to grow at CAGR of 38% (CY22-26E)



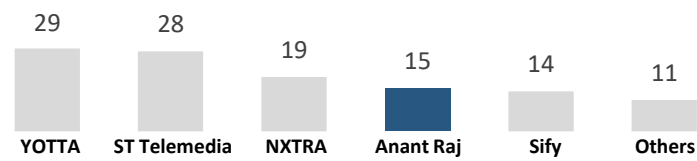
India is one of the fastest growing Data Center markets in the APAC region and one of the top 15 countries of the world

Delhi-NCR region to grow in-line with the industry

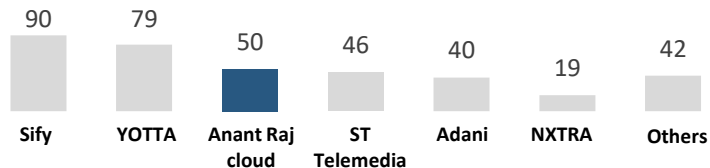


Delhi NCR Data Center capacity

Key players in Delhi-NCR market – Existing capacity



Upcoming key players – Upcoming capacity



Source: Cushman & Wakefield research and IBEF

Key drivers for growth



Government backing digital India initiatives



Rising digital adoption and e-commerce expansion



Transition from 4G to 5G



Cloud computing boom



Artificial Intelligence & Machine Learning

In August 2023, Parliament approved the Digital Personal Data Protection Bill, which allows sectoral regulators to mandate local data storage in key sectors, encouraging local storage of the data gathered within India

Data centers – Investments in high growth, high yield segment

Total potential DC capacity of 300 MW with lower installation cost and faster time to market

 43.40 acres of land parcel  TIA-942 Tier III Certificate  Partnered with government agencies  5G Ready

3 MW

DC completed and operationalised in FY23

50 MW

DC expected in subsequent years

300 MW

Total DC capacity and eligibility across three IT parks with superstructure for 150 MW ready



Anant Raj Tech Park, Manesar

- **Leasable Area:** 1.70 msf
- 3 MW IT load operational; Another 3 MW under development to be completed by FY24
- **Phase 1:** Additional 3 MW by FY24
- **Phase 2:** 15 MW by FY25
- **Rental:** For 1 MW-5MW at 80-100 USD/kW/month*



Anant Raj Tech Center, Rai

- **Leasable Area:** 3.40 msf
- **100 MW Tier III Data Center in existing building;** additional greenfield expansion of **Tier III or IV DC of 100MW** IT Load Capacity



Anant Raj Tech Park, Panchkula

- **Leasable Area:** 0.56 msf
- **Potential:** Available green field area that can be developed into a **Tier III Data Center with 50 MW** IT Load Capacity

* Cushman & Wakefield research

Appendix

Key projects launched in Sector 63A, Gurugram – Summary



Ongoing / launched projects

Projects	Developer	Launch date	Project type	Units	Launch Price (INR/sqft)	Current Price (INR/sqft)	Absorption	Configuration
Birla Navya III (Drisha 1B)	Birla Estates	Apr-22	Independent Floors	44	14,100	14,300	100%	3 BHK
Luminaire III (Tower B)	Mahindra Lifespaces	May-22	Apartment	140	13,500	16,400	80%	3 BHK
Ashok Estate	Anant Raj Limited	Jul-22	Residential Plots	320	1.75 lakh / sq yard	2.50 lakh / sq yard	90%	-
The Aravallis	Puri Constructions	Jul-22	Apartment	324	15,550	18,500	100%	3 – 4 BHK
Signature Global City 63 A Phase I	Signature Global	Jul-22	Independent Floors	140	13,650	13,650	100%	2 – 3 BHK
Birla Navya (Anaika)	Birla Estates	Aug-22	Independent Floors	120	17,950	19,500	90%	3 – 4 BHK
Signature Global City 63 A Phase II	Signature Global	Oct-22	Independent Floors	140	13,650	14,800	70%	2 – 3 BHK
Signature Global City 63 A Phase III	Signature Global	Dec-22	Independent Floors	148	13,400	13,400	90%	2 – 3 BHK
Signature Global City 63 A Phase IV	Signature Global	Dec-22	Independent Floors	140	13,400	13,550	95%	2 – 3 BHK
Samsara Vilasa 2.0 (Samsara Arya)	Adani Realty	Jan-23	Independent Floors	60	12,500	14,050	95%	3 – 4 BHK
DLF The Arbour	DLF	Feb-23	Apartment	1,137	18,000	19,500	100%	3 BHK
Birla Navya (Avik) (Phase-1)	Birla Estates	Feb-23	Independent Floors	88	22,100	23,250	90%	3 – 4 BHK
Samsara Avasa (Phase I (68 Units))	Adani Realty	Mar-23	Independent Floors	68	21,350	21,350	100%	3 BHK
Samsara Avasa (Phase II (20 Units))	Adani Realty	Apr-23	Independent Floors	20	21,350	21,350	50%	3 BHK
Urban Oasis	Emaar	May-23	Apartment	424	16,150	17,000	100%	3 – 4 BHK

Source: Cushman & Wakefield research; Note: The sale price for sold out projects are based on last recorded sales transaction with developer sales team. BSP: Base Selling Price. *Sales Price based on carpet area

Residential Projects – Summary



Projects	Launch date	Completion date	Total saleable area (msf)	Sold area (msf)
Sector 63A, Gurugram - Residential (Ongoing):				
Anant Raj Estate – Plots and Villas	Mar-23	Dec-26	0.67	
Ashok Estate	Jul-22	Dec-25	1.34	1.10
Avarna Independent Floors (Also referred as Birla Estates, Birla Navya, Birla Avarna)	Mar-20	Dec-27	1.85	1.13
Sector 63A, Gurugram - Residential (Planned):				
Anant Raj Estate GH-1, The Estate Residences	Jan-24	Jun-28	1.00	
Anant Raj Estate Floors 1	Jun-24	Jun-27	0.40	
Anant Raj Estate Floors 2	Nov-24	Nov-27	0.40	
Anant Raj Estate GH-2	Jul-24	Jun-28	1.09	
Anant Raj Estate GH-3	Jul-25	Jun-29	1.09	
Others – Residential:				
Anant Raj Ashray 1, Neemrana	-	Aug-17	1.03	0.95
Anant Raj Ashray 2, Tirupati	Nov-23	Jun-27	1.22	

Commercial and Data Center Projects – Summary



Commercial Projects

Projects	Estimated Launch date	Estimated Completion date	Total leasable area (msf)	Leased area (% of total leasable area)
Sector 63A, Gurugram - Commercial (Ongoing):				
Ashok Tower	Mar-24	Jun-27	0.16	-
Others - Commercial:				
Office Building, Sector-44, Gurugram		Completed	0.12	100%
Tech Park, Panchkula		Completed	0.44	28%
Others - Hotels and malls:				
Anant Raj Center 1 (Earlier Hotel Bel La Monde), Mehrauli, Delhi	Aug-23	Apr-28	0.56	-
Anant Raj Center 2 (Earlier Stellar Resort,) NH-8, Delhi	Oct-24	Mar-28	0.70	-
Joy Square, Sector 63A, Gurugram	Oct-17	Jun-24	0.32	-

Data Centers

Projects	Leasable area (msf)	Total capacity (In MW)	Target capacity
Data Center, Manesar (earlier referred to as Tech Park, Manesar)	1.70	50	3 MW - Existing Additional 3 MW by FY24 15 MW by FY25
Tech Park, Panchkula	0.56	50	Subsequent years
Anant Raj Tech Center, Rai	3.40	200	Subsequent years

Land Reserves – Summary



SR. NO.	Location	Area (In acres)
1	Essapur, Najafgarh, West Delhi	4.45
2	Mundela Kalan, Najafgarh, West Delhi	15.16
3	Dhansa, Najafgarh, West Delhi	6.59
4	Holambi Khurd, North Delhi	18.72
5	Bhati Mines, New Delhi	24.46
6	Near Airport, New Delhi	2.51
7	Near Airport, New Delhi	2.50
8	Rewari	14.05
	Total	88.44