

Built to Last

Anantraj Industries Limited
Annual Report 2005-2006

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As we start a new journey beyond 2006, we are reminded of the book 'Built to Last'. We take inspiration from a few words that we believe represent so much of our company.

... *executives all over the world who aspire to create something bigger and more lasting than themselves*

... *an ongoing institution rooted in a set of timeless core values*

... *that exists for a purpose beyond just making money*

... *that stands the test of time by virtue of the ability to continually renew itself from within*

... *set a high standard of values and performance that many feel compelled to try to live upto*

... *bringing about productive change without destroying the bedrock foundation*

At Anant Raj Industries, we want to stand for all of these.
And in the process sincerely hope to build a company that is

'BUILT TO LAST'.



Built
over the years
to last

The year - 1969. India struggling to embrace the post-independence evolution. During those historical times, Anant Raj evolved in the capital city of Delhi with a dream and commitment to build Delhi. With a dream and vision of the yesteryears promoters, Anant Raj forayed into the real estate market by providing construction services way back in 1969.

What started as a construction enterprise, slowly evolved into an organization which made numerous ahead-of-the-curve investments in real estate in and around the states of Delhi and Haryana.

And in the process the group learnt the nuisances of the real estate

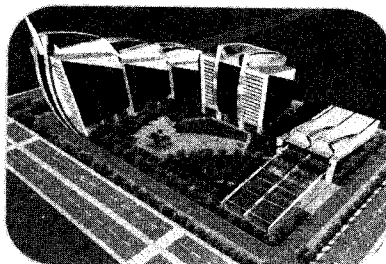
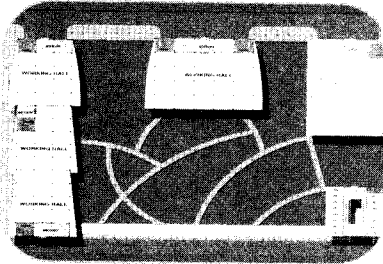
business. That real estate is like any other asset class. It has its cycle. And that conviction and patience creates value.

These learnings, made us stronger and more focused.

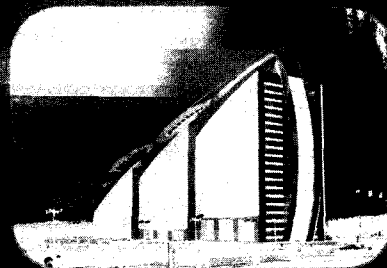
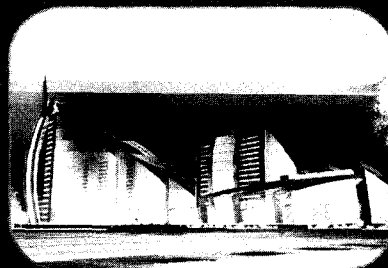
Anant Raj Industries Ltd , a part of the Anant Raj group has been built over the years on a strong foundation. A foundation that was laid more than three decades ago.

With the inheritance of such invaluable experience in the real estate industry, today Anant Raj is not only able to understand the dynamics of the industry, but also identify, invest and develop hotels, apartments, IT parks that would generate sustainable revenues over the long-term.

Built *with credibility* to last



CONSTRUCTION PLANS OF PROPOSED FACILITIES AT MANESAR, GURGAON



FRONT VIEW AND SIDE VIEW OF PROPOSED FACILITIES AT MANESAR, GURGAON

Since Anant Raj Group's foray into construction and development of hospitality, infrastructure for information technology services, multiplex and service/residential apartment its mission of providing quality construction has remained unchanged. The following projects executed over the years, is a testimony to the continuity of our commitment:

The Group has constructed residential flats with a built area of about 9,820,000 square feet for the Delhi Development Authority (DDA). These flats were for various categories like Janta Flats, Lower Income Group, Middle Income Group and for the Self Financing Scheme. This also included constructing 169 flats for the prestigious Asian Game Village in Delhi, for providing residential accommodation to the

thousands of participants in the Games.

Besides constructing for third party, the Group constructed residential houses and luxury apartments in upmarket areas like DLF Qutub Enclave in Gurgaon, as well as in Eastern Avenue, Greater Kailash I and Kailash Colony in New Delhi. The aggregate built up area was about 18,00,000 sq. ft. and includes construction of more than 300 units.

The Group's experience also spans across building shopping complex (5,00,000 sq. ft), commercial complexes (15,00,000sq. ft), and farm houses (600 acres).

With this rich experience, Anant Raj approaches the coming years with excitement and optimism and looks forward to grow in an industry that continues to provide exceptional opportunities for growth.



Built

without distractions

to last

The key in real estate is getting the right locations. And that too well ahead of time. Because that's when you get them undervalued. That's been our competence. We chose not to get distracted. We made NCR our bull's eye. And began understanding every location coming up in NCR for development.

The genesis behind the no-distraction philosophy:

At the same time when Anant Raj evolved, the first Master Plan for Delhi (MPD) conceived the National Capital Region (NCR) of Delhi, a broad area consisting of the Union Territory of Delhi and a few ring towns around it for being developed as a metropolitan region to reduce the population pressure on Delhi.

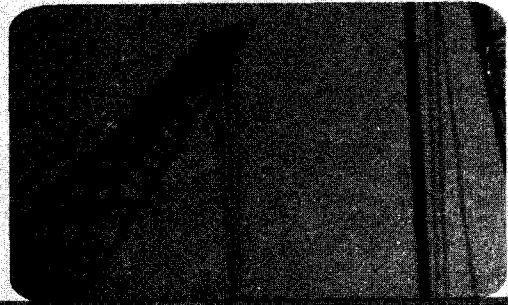
While many of our peers were investing in prime properties elsewhere, we decided to address this 33,578 square kilometers of opportunity, and made aggressive investments in the NCR area. The investments, which were in barren and pasture lands in small towns, have today not only appreciated but coincidentally also become prime property. We would rather create prime properties than buy prime properties.

To enumerate, in 2000, we identified and invested in farm land situated on the NH-8 connecting Gurgaon and Delhi,

when Gurgaon's skyline was just emerging. As Gurgaon witnessed exponential development, this investment became more dearer, and today the asset has not only appreciated many folds, but also has capability to generate long-term revenue.

Similarly, the Anant Raj's early investments were largely in Tier II and Tier III towns. However, it is only today that their potential is being unleashed. As a result, the competition to acquire assets in these locations is intense and prices have appreciated. This has not only led to appreciation of our long-acquired portfolio but also given us the first-mover advantage.

Our prescient investments in these towns and the ability to anticipate trends successfully, has given us confidence and renewed focus to continue our investments in New Delhi and its neighboring states. With a close eye on developments, we also intend to resist the temptation to foray into developed areas. At Anant Raj, we will continue to invest early. And continue to do what is simple. 'Buy right. Hold Tight'.



Built

with a comprehensive portfolio

to last