



ZRICKS



**ANANT RAJ INDUSTRIES LIMITED.**

Site office: Plot No. TP-1, Sector-38, HSIIDC, Near Ethnic Tourism Resort, NH-1, Rai, Sonapat-131029 (Haryana)

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EMBRACE FREEDOM 

Presenting

Anant Raj  
**nEXTECH**  
The SEZ



Actual photograph



Actual photograph

## Think Freedom. Think SEZ.

In the era of ultra competitiveness and struggle for profitability, moving to Anant Raj Nextech can be a strong strategic advantage. Before we unfold the unique advantages of Anant Raj Nextech, take a look at some of the key benefits of moving to a SEZ.

### Sez benefits:

#### Income tax holiday for 15 years without sunset clause:

First five years	100 percent of the export profits
Next five years	50 percent of the export profits
Next five years	50 percent of the export profits subject to creation of specified reserve

#### MAT Exemption:

Exemption from the provisions of Minimum Alternate Tax (MAT) for SEZ Unit – MAT is income tax calculated at specified percentage (currently 10 percent plus surcharge and cess) of book profits (as calculated under the law), if income tax payable on total income is less than 10 percent of book profits

#### Service tax exemption on input services:

Exemption from payment of Service Tax on taxable services received for authorized operations – Service Tax is local levy on specified taxable services

#### Exemption from payment of Cess, Duties and other levies like R&D Cess:

Customs Duty: Exemption from payment of any duty of customs on goods imported for authorized operations

Excise duty: Exemption from payment of any Excise duty on goods brought from DTA for authorized operations

#### Central Sales Tax exemptions:

Exemption from payment of Central Sales Tax (CST) on purchase of goods for authorized operations – CST is tax payable on sale occasioning movement of goods from one State to another

#### Exemptions from State levies like VAT / LST, Luxury Tax etc:

SEZ Act mandates that State Government shall provide exemptions, Concessions from the various state levies, duties and Cess like State VAT, Entry

**Disclaimer:** SEZ benefits have been taken from the website [www.sezindia.nic.in](http://www.sezindia.nic.in). Benefits mentioned are subject to change. Developer shall not be responsible for any change as per government policy.

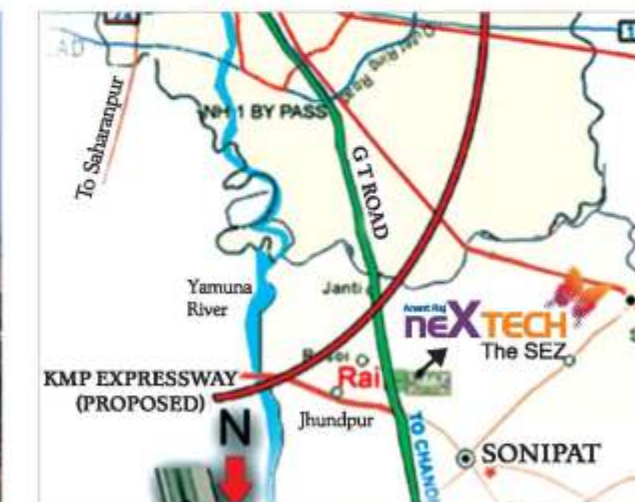
## Freedom from Distance:

Anant Raj, Nextech symbolizes the space-age architectural marvel. Located on Sector-38, NH-1, near HSIIDC Ethnic City, this ready-for-possession IT business campus is only 15 minutes drive away from Mukarba Chowk, bypass. Close to North Campus, North-East Delhi, it is just 7 kms. from the Capital. Directly linked to KMP Expressway, it strategically connects to Gurgaon, Manesar and International as well as Domestic Airports.

The area spells high potential value in more ways than one. NH1 is now signal free and there is already a huge impetus owing to the ambitious project "Rajiv Gandhi Education City" including 10 best universities such as IIT (Delhi Extension Centre), IIM etc. and spread over an area of 2000 acres. Experts say that just as IT was a trigger for Gurgaon's growth, education will play a similar role in case of Sonipat. Another development is the IT SEZ in the Rai Industrial Area, which also includes other firms.



Actual NH-1 view from the building



Location Map



Reception



Cafeteria



Work-stations



Work-stations



Conference Room



## Freedom from space constraints:

### Ready to move-in Business Centre for Corporates:

Business Centre located at the first floor of the tower is equipped with all exclusive conveniences— with the advantages of superbly designed, highly visible, space age business environment for successful future businesses such as:

- Efficient help-desk
- Plug-and-play work stations
- 320 seating capacity
- Well equipped conference rooms
- 3 tier basement parking with ample open visitors' parking

## Master Plan



## Freedom from limited choice:

Nextech Technology Park is being developed in the most upcoming eco-friendly location of Haryana, as an intelligent Techno-township, with fully developed construction of more than 5 million sqft. spread over 25 acres of land.

This tech-park shall be the benchmark for all forthcoming similar projects with respect to design of exteriors interiors and attention to details, a usual attribute of all Anant Raj projects. 4 Towers for IT Zones emarked as Type A, B-1, B-2, B-3 consisting G+14, G+11, G+11, G+11 respectively. (84% of the project area) Proposed built up area: 223157.97 sq. mtrs. 1 Tower for non-it-zones (housing & service apartment) having G+10 stories. (10% of the project area) Proposed built up area: 16371.54 sq. mtrs.

### NEXTECH - I.T. PARK (PHASE-1) at a glance

- Phase-1 Plot Area: 159.0 M x 230.0 M=36,570 Sq. Mtr. (Grid A-T & 28-42)
- Total FAR area: 100,000 Sq. Mtr. (to be consumed as SEZ process area)
- Total construction area: 185,600 Sq. Mtr.
- Tower A = 103,500 Sq. Mtr.
- Basements= 78,600 Sq. Mtr.
- Club/Recreation= 3,500 Sq. Mtr.
- Population: 12,000
- Electrical Power: 10MW
- HVAC (Air Conditioning): 4,000 TR



Actual photograph of phase-I

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## Freedom from mediocre design:



Anant Raj Nextech is designed by renowned architect Mr. Prem Nath.

PREMNATH & ASSOCIATES is a Bombay based complete Design Organization established in 1967 having professional practice in ARCHITECTURE & INTERIOR DESIGNING & offering Engineering Services all over India for 45 years.

The Firm is eminently equipped to handle jobs of various types and magnitude. Its activities cover Architectural and Interior Design Projects of Residential and Commercial Complexes / Malls Multiplex, Corporate Offices, Institutional / Industrial Projects; Hospital Projects; Health Club, 3 to 5

Star Hotels, Holiday Resorts & Amusement Parks & fast track I.T. / I.T.E. projects.

### Recipient of following awards

- India's Top Ten Architects Award – 2008, by Construction World Magazine
- India's Top Architects Award – 2007, by Construction World Magazine
- CNBC Awaaz CRISIL Award for "High End Residential Interiors-2007"
- Top Architects Award – 2006, by Construction World Magazine

### Design philosophy behind Nextech

Every man needs a special Environment that imparts tranquility to the spirit and stimulates the mind. Keeping this in view, a fully integrated global technology IT Park project has been launched successfully by Anant Raj Industries.

## Freedom from uncertainty:

Spread over 25 acres, Anant Raj, Nextech has ushered in a new era work culture and office spaces of G+14 floors. The prime Technology Tower has a floor plate of approx. 90,000 sq. ft. on each floor.

Unlike other real estate companies, Anant Raj believes in act first, and then talk. Anant Raj, Nextech is not a blueprint; it's a ready for possession work spaces. The full-swing construction has already ensured completion of the first phase. So, experience it today.

Construction of II & III phase are also underway.



Actual photograph of phase-1



Lobby





## Think Freedom. Think Anant Raj :

One of the leading real estate developers in the country, based out of Delhi, the Anant Raj Group has focused all its development operations in Delhi and NCR region. Established in 1969 as a construction company, Anant Raj has undertaken major work for the DDA (Delhi Development Authority) and other Government departments. During its tenure with DDA, the Company built 30,000 houses in Delhi, including such notable projects as Asiad Village Complex, Multi-storey Flats at East of Kailash, Katwaria Sarai and Group Housing in Sheikh Sarai, Madangir and Rohini.

Evolving further as an independent real estate developer, the Group has successfully completed a number of developments across a wide bandwidth of verticals: Commercial, IT Parks, SEZs, Hospitality, Farm Houses and Villas development and Infrastructure Projects.

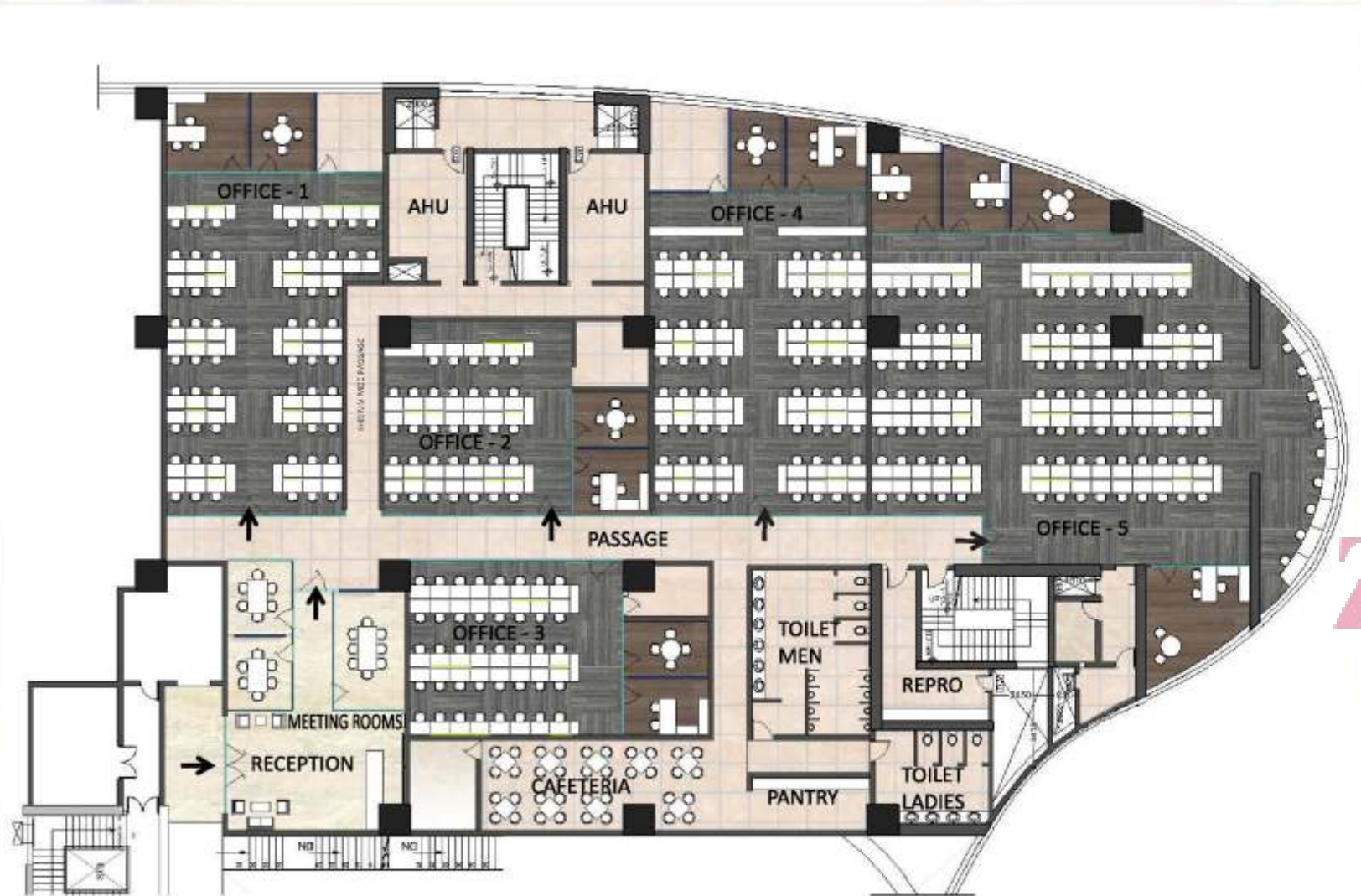
The Company, with its own dedicated Construction Arm, is currently developing almost 10 million sq. ft. spread across high-growth verticals such as Hotels, Malls, Residential Group Housing, Industrial Colonies, Townships, Resorts and IT Parks.

As on date, the Company owns a fully paid land bank of almost 1250 acres located in the heart of Delhi & NCR. The development process of most of it has been initiated and construction is in full swing. A matter of considerable pride is the Company's very strong Investor / Shareholder base that comprises prestigious global investment majors such as GIC (Government of Singapore Investment Corporation), Deutsche Securities, RBS, Citigroup and McKinsey, to name a few.

At the core of the Company's corporate philosophy is delivering on promises made. In fact, the Company's reputation and credibility has been built on a track record of projects delivered right on time, or even before the deadline.

Anant Raj Group... We build our reputation on integrity.

Business Centre Floor Plan (Ready to move-in)



Note: The Ground floor of the tower is for common facilities such as Convenient shopping, Banks & ATM Multipurpose Halls, Meeting Halls, food court & indoor/outdoor sports including swimming pool.

Typical Floor Plan

