



BUILDING TODAY FOR TOMORROW

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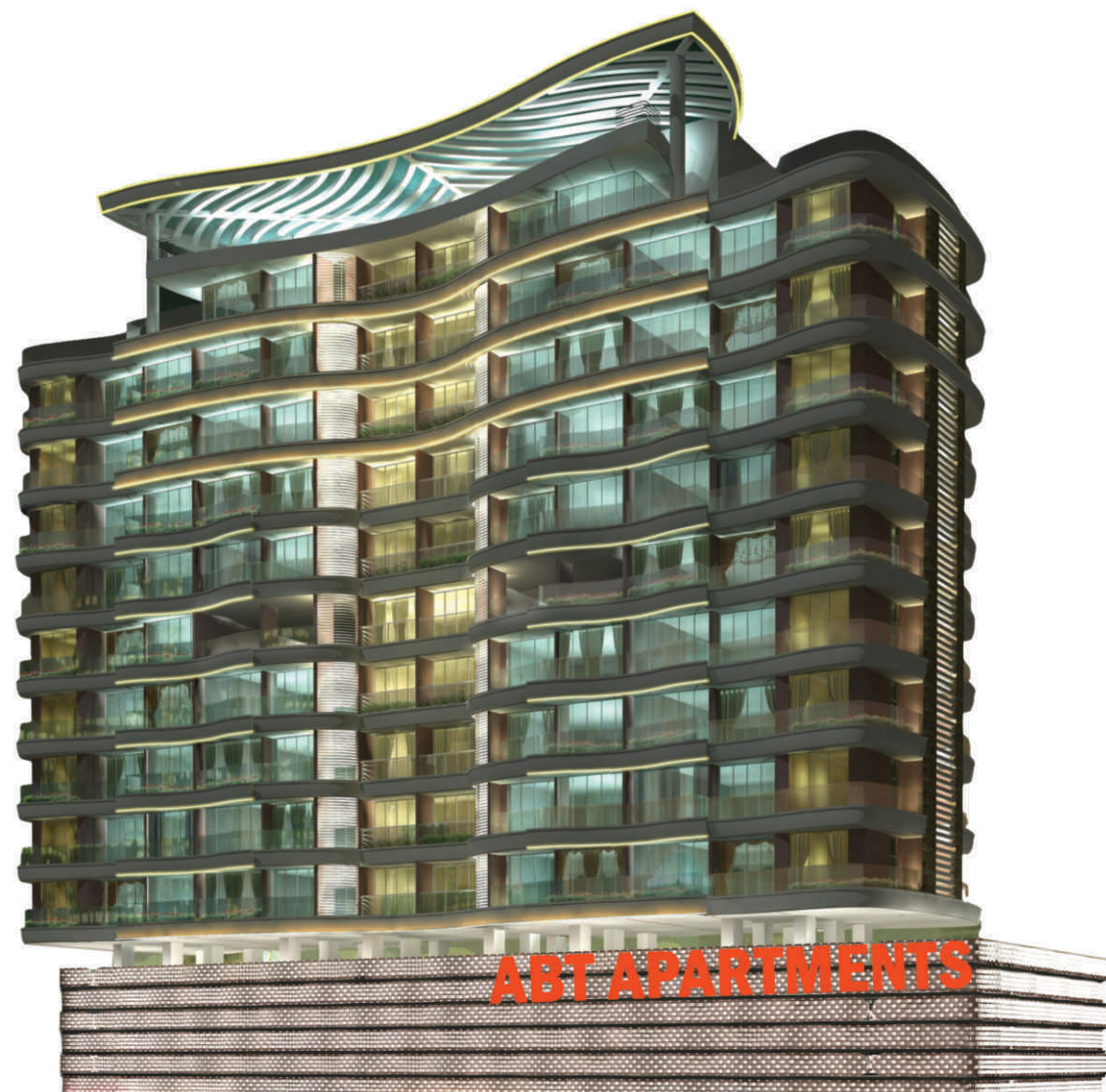
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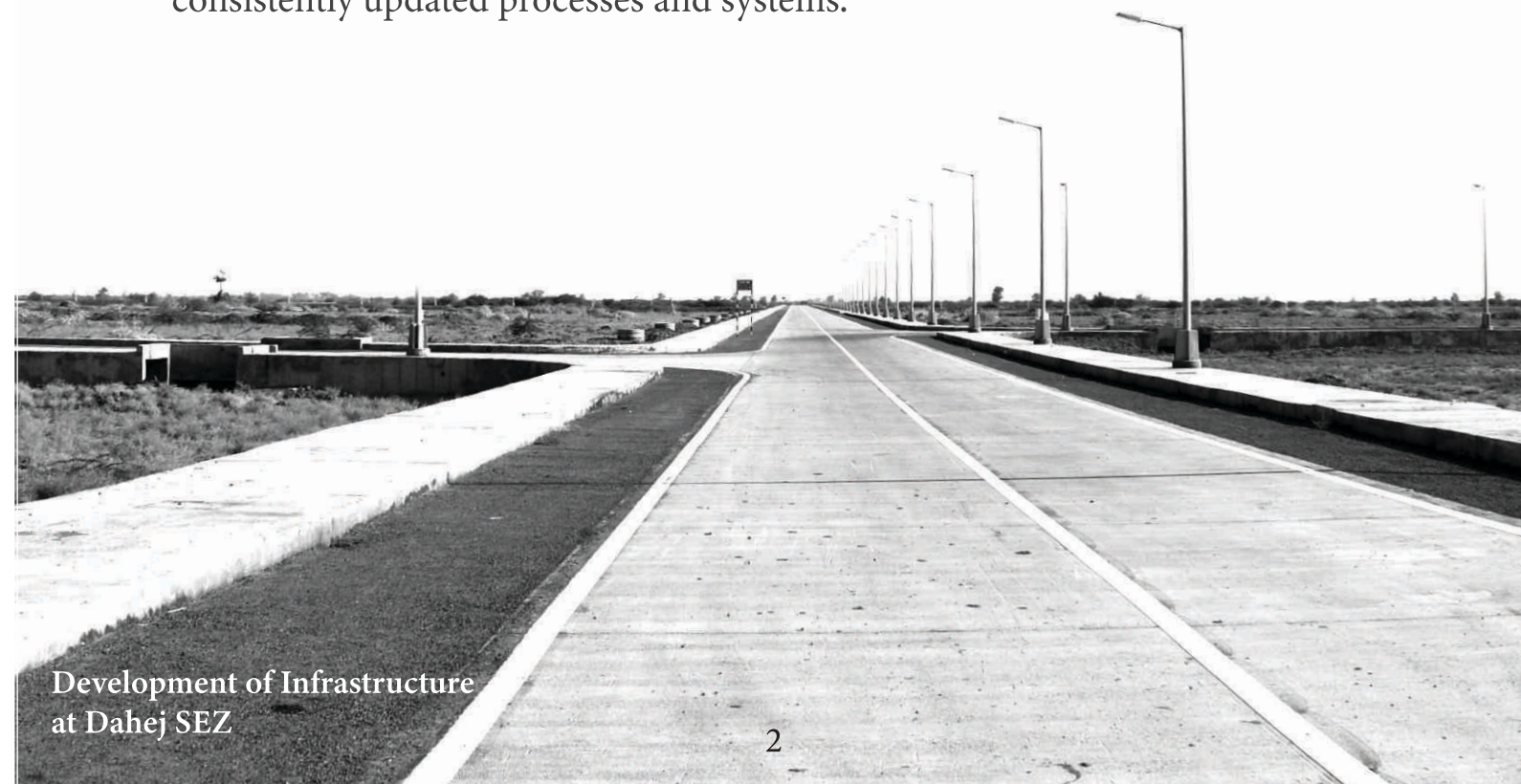


Company's Philosophy

The team at the helm of Atlantaa comes with decades of experience, dedicated resolve and unwavering belief in our vision to innovate, expand and materialise the development of our lands in alignment with the new age to come.

Atlantaa Limited is a dynamic and versatile infrastructure developer and realty company, with an outstanding track record of enviable experience of four & half decades in the construction industry. A niche and specialised player, Atlantaa has a diversified work portfolio comprising urban infrastructure (Highways, Runways, Roads, and Railways), large Engineering Procurement Construction (EPC) projects and innovative realty projects pan India. The shares of Atlantaa are listed on the National Stock Exchange and Bombay Stock Exchange.

Atlantaa has been at the forefront of adopting new construction technology to improve efficiency and enable rapid execution, while ensuring high quality. Our innovative and well-designed realty projects are reputed for their functionality, contemporary designs and aesthetics. When customers partner with Atlantaa, they are assured of a combination of professionalism, carefully designed and consistently updated processes and systems.



Development of Infrastructure
at Dahej SEZ

The Atlantaa Story

Building the future, in the here and now.

Atlantaa Limited is an Infrastructure Development and a Realty Company with a penchant for niche opportunities and high quality delivery.

We specialise in urban infrastructure such as highways, railways, runways and more, as well as large Engineering Procurement Construction and innovative realty projects across India. In the past, our company has successfully introduced surface mining in India.

With a unique history and diversified portfolio, we've built our legacy alongside, and in reflection of our developing nation. We choose new construction technology, follow technically efficient processes and ensure speedy turnaround times. We implement functional, contemporary and aesthetic designs with a holistic and resilient look towards the future. We are committed to growth, to the customers we partner with and the societies we serve.



Our Vision & Values



Value

We identify high value projects and opportunities, as well as apply unique business strategies to continue our growth and deliver maximum returns to all stakeholders.

Strength

At the core of our philosophy is self belief and strength. The kind that makes us invest in our own equipment, pick the latest technology and hone our expertise. We are a Zero Debt Company with vast resources, men and financial strength.

Focus

Our focus is to consciously build a diversified and de-risked portfolio that encourages high earnings and lasting success, becoming the go-to for innovative realty in India.

Advantage Atlanta

Geared to build a story of success

Four & half decades of experience

Building cities, roads and structures with the trust of the people, since 1977.

Value focused business approach

- High EBITDA margins across all lines of business.
- Wealth-based projects with high IRR, generating high margins in the PPP space.
- Straddling the value chain
- Leveraging the top line to invest in more projects and generate higher IRR in the future.
- Developing high value realty projects.

High performance through technology

We own and employ a modern, specialised and critical fleet of equipment to deliver world-class solutions across projects of varying scales and complexities.

Skilled and strong management teams

The senior management at Atlantaa come with the highest level of professional experience, acumen and expertise, from various domains of knowledge.

Reputed customer base and partnerships

We have a history of working with incredible partners, having won contracts for several large and prestigious development projects across the country, who share in our vision.

Moving ahead with purpose

- Poised to leverage India's fast growing infrastructure and realty sector.
- Strengthened pre-qualification parameters
- Aggressive bidding for toll-based DBFOT (Design, Build, Finance, Operate & Transfer), Annuity and OMT (Operate, Maintain & Transfer) projects.





Atlantaa Limited

List of major Infrastructure projects executed Pan India.

1.	Improvement, Operation and Maintenance including widening of existing 2 - Lane Road to 4 - Lane carriageway from km 9.20 to km 50.0 of NH-6 (Nagpur - Kondhali Section) in the State of Maharashtra on (BOT) Basis.
2.	Development, Operation & Maintenance of Ropar - Chamkur Sahib - Neelon - Doraha (up to NH-1) on (DBFOT) Basis in the State of Punjab.
3.	Development of Infrastructure for DSL (Dahej SEZ Ltd.) at Dahej - Package - I.
4.	Construction / Improvement of road under JNNURM - Balewadi Pune.
5.	Construction of Lucknow Bypass connecting NH-28 & NH-25 via NH-56.
6.	Construction of Mumbra Bypass on Mumbai - Pune Road NH-4 from km 133/800 to km 138/200 under BOT Basis in the State of Maharashtra.
7.	Widening to 4/6 lanes and strengthening of existing 2 lane carriageway in the State of Orissa NH-5 from km 387.700 to 414.000 (Contract Package-OR-I).
8.	Resurfacing the existing surface by recycling km 150/0 to 160/0, NH-8, Jaipur.
9.	Widening and construction of Western Express Highway 504.00 to 510 km - Mumbai (Package - 7, 8 & 9).
10.	Asphalting of roads by Paver Finisher in Jalgaon Municipal Council.
11.	Construction of Udaipur Bypass Phase - II on BOT Basis in the State of Rajasthan.
12.	Four Laning of Mohania - Ara Section of NH-30 (km 0.000 to km 116.760) on BOT Basis - Bihar State.
13.	Strengthening two lanes in km 67/0 to 160/2 package V & VI - National Highway NH-45, Tamil Nadu (World Bank Aided Project).
14.	Strengthening of existing double lane pavement from km 90/0 to 120/0 of Hyderabad Section of NH-7.
15.	Bituminous Macadam & Semi Dence Asphaltic Concrete Work at Kathgodam-Almoda road (km 121-145) - Nainital.
16.	Widening and strengthening of Lucknow Ring Road i.e., NH-24A, connecting NH-24 & NH-28 around Lucknow City in the State of Uttar Pradesh.
17.	Improvement of Ratacherra - Churaibari section NH-44 from km 230/200 to km 247/00 & from km Ch. 260/109 to 261/761 & km 271/00 to 284/053 under SARDP-NE in Assam.
18.	Construction of new 2-lane highway from km 38.00 to km 71 in Mizoram to support Kaladan Multi Model Transit Transportation Project in Phase A of SARDP - NE Package II.
19.	Construction of Runway & Allied Work for Naval Air Station at Arkonam, Asia's longest runway for defense in the State of Tamil Nadu.
20.	Extension of Runway 14/32 at Mumbai International Airport.
21.	Construction of hangar ancillary buildings for Indian Airlines of I.F.G.I. Airport, New Delhi & Extension of runway 09/27, at IGI Airport, New Delhi.
22.	Extension of main runway 07/25 towards 07 beginning at Chennai Airport.
23.	Construction of 12 nos. Major Bridges between Dausa - Gangapur City section in connection with Dausa-Gangapur city new Broad Gauge line project and construction of Broad Gauge formation and minor bridges from chainage 41000.00 to 45000.00 - North Western Railway, Jaipur.
24.	Construction of Gauge Conversion works from Tirunelveli to Tenkasi in Quilon - Tenkasi - Tirunelveli - Tiruchendur - Tenkasi - Virudhunagar : (JV Atlanta - ARSS JV) by South Eastern Railways Construction Organisation - Southern Railway, Chennai.
25.	Construction of Rail Infrastructure facility for transportation of coal from Naila Railway Station to proposed site of 2x500 MW of CSPGCL for Marwa TPP for package - III - Nagpur.

Infrastructure Projects



Mumbra Bypass NH-4



Nagpur – Kondhali NH-6

Building future-proof urban landscapes with modern infrastructure.

Highways and Roads

With decades of experience behind us, we move forward towards continued growth within the infrastructure development sector. The Indian Government's target of developing 7,000 km of road annually means that at least 20,000 km is being worked on at all times. The Ministry of Road Transport and Highways is committed to expanding the National Highway (NH) network across the country with an aim of constructing 18,000 kilometers of National Highways in the financial year 2022-23. This ambitious target would be achieved at a record speed of 50 kilometers per day!



Concrete pavement at Dahej Special Economic Zone

Airports & Runways



Construction of hangar ancillary buildings for Indian Airlines of I.G.I. Airport, New Delhi



Extension of Runway 14/32 at Mumbai International Airport



Railways

Setting new pathways of connectivity and success.

With the Indian Railways setting its goals to expand its network with new lines to connect various parts of the country and build new opportunities for citizens everywhere, Atlantaa is all set to partner in this progress, with a strategic approach towards Public Private Partnership projects within India's infrastructure growth plan.



Mining

Unearthing the country's true potential, with mining.

Atlantaa has been a pioneering name in India's limestone and coal mining business, the first to invest in superior surface mining technology that eliminates the need for damaging practices like drilling, blasting and crushing. Through controlled excavations, we are able to extract a larger output while ensuring optimum time and labour efficiency and least environmental damage.

Multiple Growth Drivers



» Residential Segment

- Strong economic growth
- Growing working age population
- Increasing job opportunities
- Rising disposable income
- Double income families
- Nuclear families
- Demand for budget houses
- Fiscal incentives
- Strong Regulatory infrastructure

» Retail

- Rising consumerism
- Growth in organised retailing
- Entry of international retailers

» Commercial Segment

- Revival of the economy
- Growth of the services & manufacturing sector (BFSI, IT & ITeS, Telecom, Automobiles, etc.)
- Influx of multinational companies (MNCs) and other foreign investors.

» Others

- Tourism infrastructure
- Hospitality
- Hotels
- Sports infrastructure
- Theme parks



Project Name	Atlanta Enclave - Phase - II
Location	Thane



Project Name	Atlanta Enclave - Phase - I
Location	Thane



Project Name	Shrikant Chambers - II
Location	Chembur



Project Name	Atlanta House
Location	New Delhi



Project Name	ABT Apartments
Location	Malad East



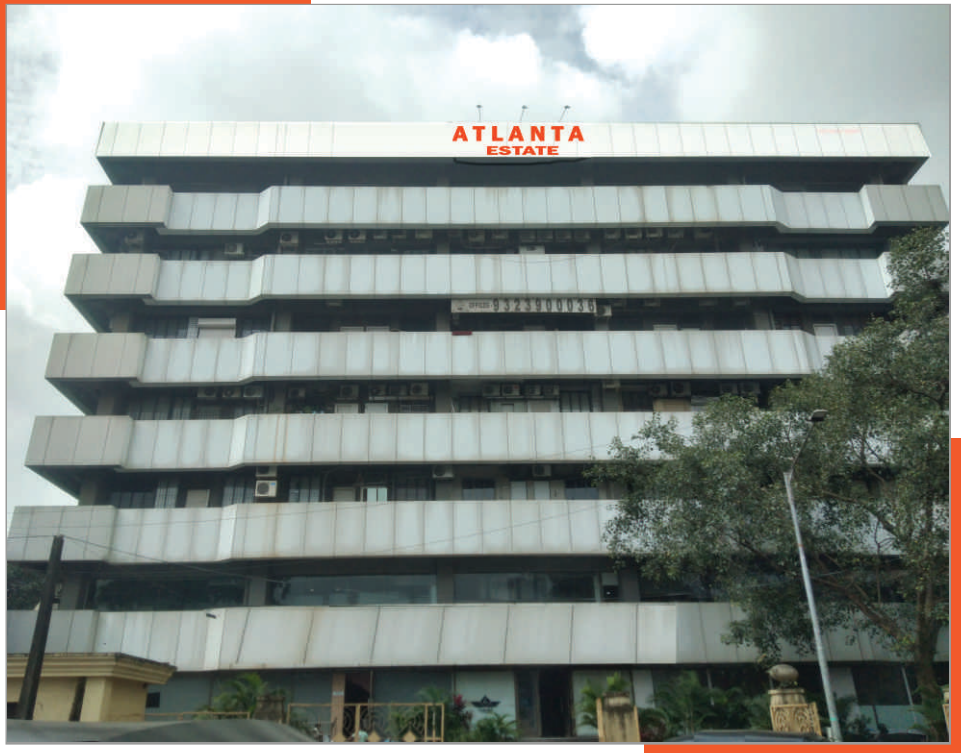
Project Name	Atlanta Manor
Location	Malad East



Project Name	Olympic Lifestyles
Location	Jodhpur



Project Name	Ambashanti Chambers
Location	Andheri East



Project Name	Atlanta Estate
Location	Goregaon East

Project Name	Satyam Tower
Location	Kandivali East



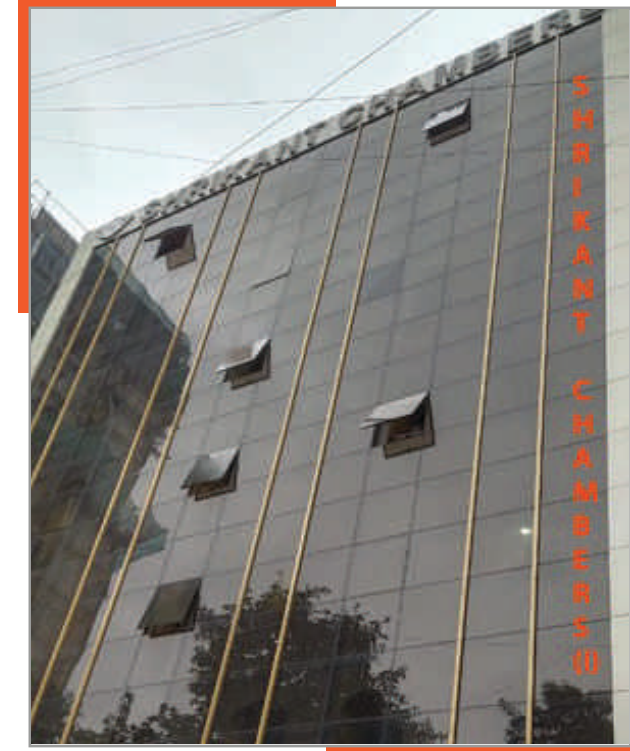
Project Name	Shivalik Tower
Location	Kandivali East



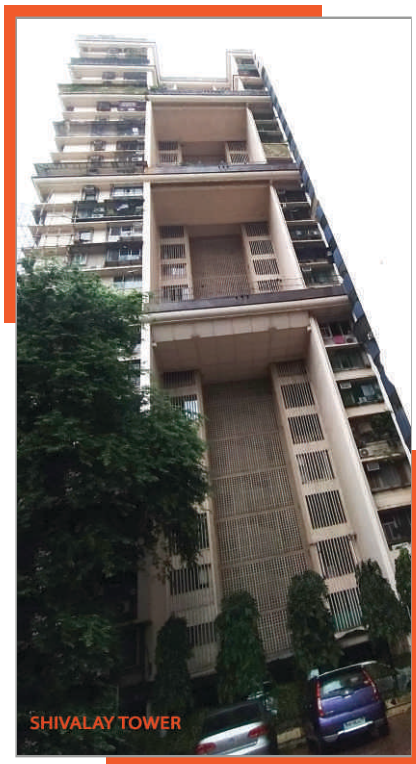
Project Name	Atlanta Arcade
Location	Andheri East



Project Name	Atlanta Tower
Location	Andheri East



Project Name	Shrikant Chambers - I
Location	Chembur



Project Name	Shivalay Tower
Location	Kandivali East



Project Name	Shivam Chambers
Location	Goregaon West

Development Management Model

The real estate sector has witnessed a disruptive shift, one that puts us in a pole position in our drive to succeed. In the last few years, the largest developers and realty brands were stepping in as development managers for smaller local developers, landowners, and societies for a share of the revenue.

The Management Model brings good governance, convergence, and timely execution of the projects without compromising on quality. New laws state that all partners involved in a project are to be called co-promoters if revenues are shared.

The Development Management i.e., the incoming developer, brings experience, quality, technical and financial expertise, and brand value to the table. It is helping large real estate builders step in as development managers for regional players and landowners by ensuring timely deliveries of projects, which are stuck due to technical or financial issues.



Our Partners



The Ministry of Road Transport and Highways



Public Works Department (PWD) of various states



Airports Authority of India



ITES Limited
(Government of India enterprise under the aegis of the Indian Railways)



Mumbai Metropolitan Region Development Authority



Maharashtra State Road Development Corporation Ltd.



Gujarat Industrial Development Corporation



National Highway Authority of India



Bihar State Road Development Corporation Ltd.



Madhya Pradesh Road Development Corporation



Mahanadi Coal Fields Ltd.



Military Engineering Services