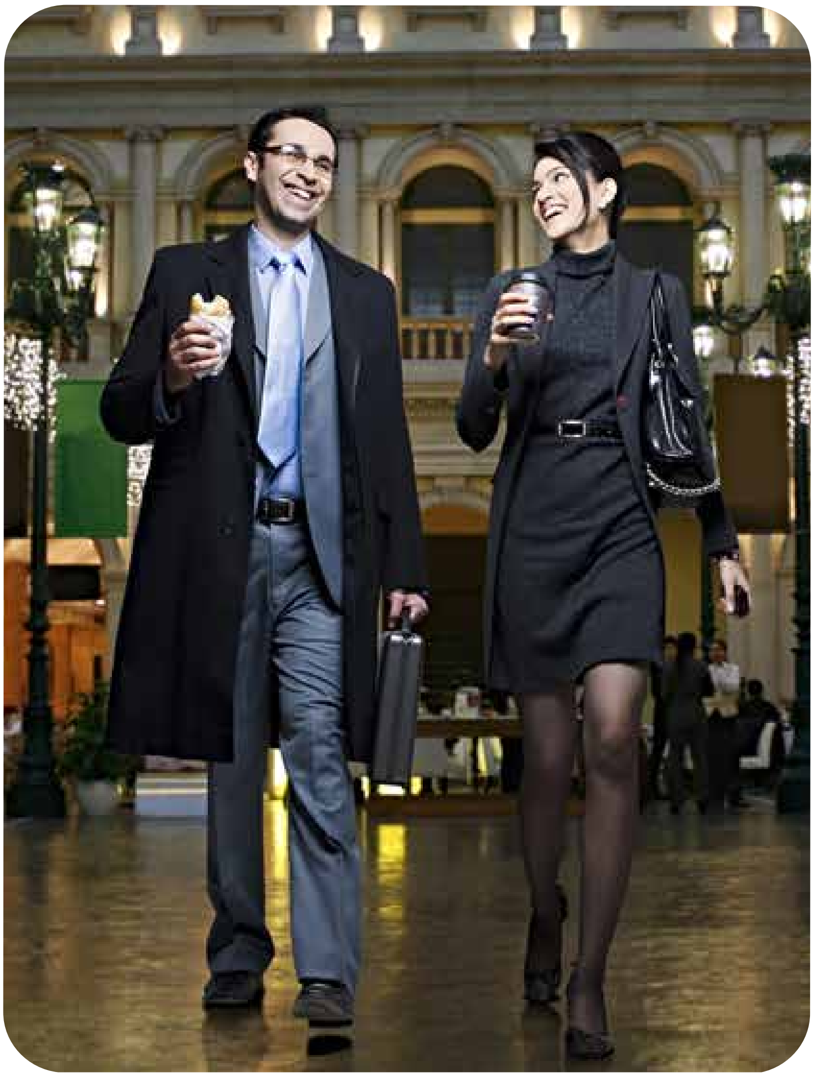
the-bridge

OCTOBER - DECEMBER, 2012 VOL 2 ISSUE 3

25 YEARS

OMAXE
Turning dreams into reality

INNOVATION
Changing the way you live!



Contents

Company Overview

Presence	:	Across 39 Cities in 12 States
Project Conceived	:	125 mn sq. ft. (3390 acre)
Land for future development	:	1205 acre
Area delivered in Real Estate	:	42.80 mn sq. ft. (1320 acre)
Area Delivered as Third Party Contractor	:	31.80 mn sq. ft. (over 123 contracts)
Employee Strength	:	~2300
No of projects (on going)	:	16 Group Housing, 19 Townships, 9 Commercial Malls/Hotels/ SCO
Infrastructure / EPC Projects	:	10

HI-TECH TOWNSHIPS

INTEGRATED TOWNSHIPS

GROUP HOUSING

COMMERCIAL-SHOPPING MALLS / OFFICE SPACE

HOTELS

Particulars	Q3 FY13	Q3 FY12	Growth
Area Sold (Mn sqft)	3.33	2.42	37%
Value of Booking (Cr.)	666	198	236%
Average Rate (INR/ sqft)	2,000	817	145%

Major sales booked in commercial built-up at Greater Noida and New Chandigarh, Floors at Bahadurgarh and Bhiwadi, Villas at Yamuna Nagar, Group Housing at Ludhiana etc.

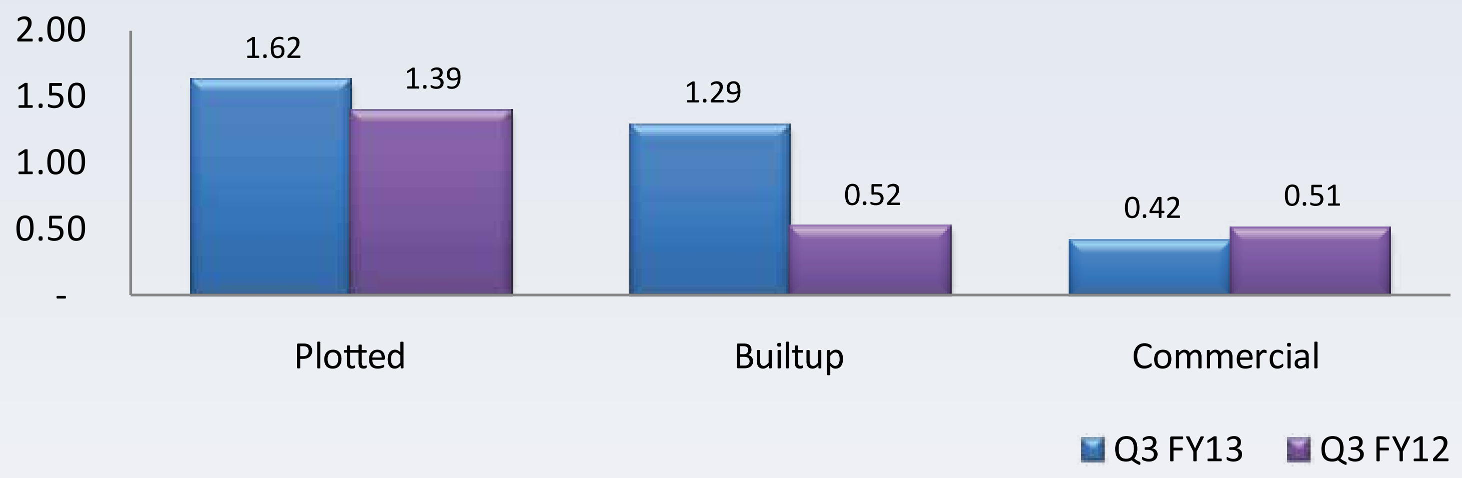
Particulars	9M FY 13	9M FY12	Growth
Area Sold (Mn sqft)	7.90	7.29	8%
Value of Booking (Cr.)	1574	1174	34%
Average Rate (INR/ sqft)	1,992	1,610	24%

Quarter	Q3 FY13		Q3 FY12	
Particular	**Area (mn sq ft)**	**Value (Cr.)**	**Area (mn sq ft)**	**Value (Cr.)**
Plotted	1.62	103.00	1.39	82.00
Built-up	1.29	346.00	0.52	50.00
Commercial	0.42	217.00	0.51	66.00
Total	**3.33**	**666.00**	**2.42**	**198.00**

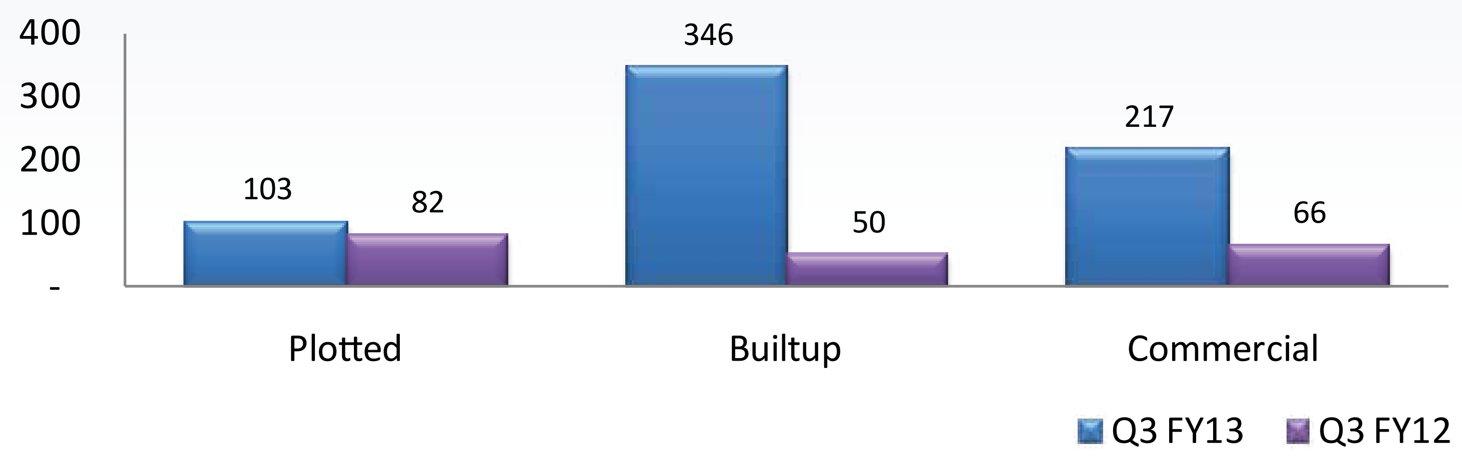
9 Months	9M FY13		9M FY12	
Particular	**Area (mn sq ft)**	**Value (Cr.)**	**Area (mn sq ft)**	**Value (Cr.)**
Plotted	3.34	298.00	4.14	393.00
Built-up	3.66	880.00	2.20	476.00
Commercial	0.90	396.00	0.95	305.00
Total	**7.90**	**1,574.00**	**7.29**	**1,174.00**

Business Operation (Q3 FY 13 – Q3 FY 12)

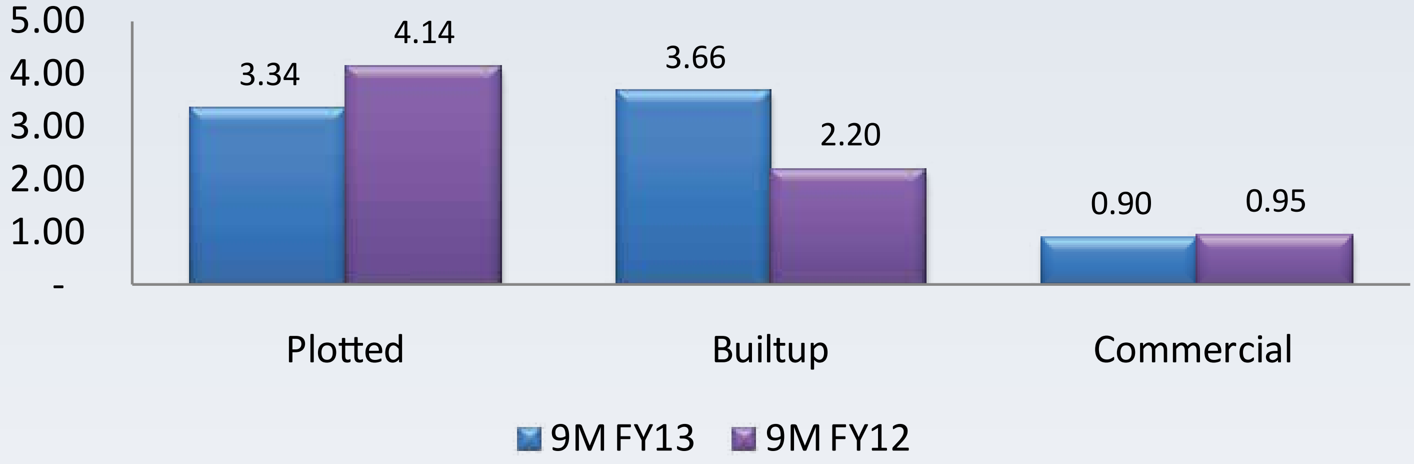
Q3 FY13 **Area booked 3.33 mn sqft**



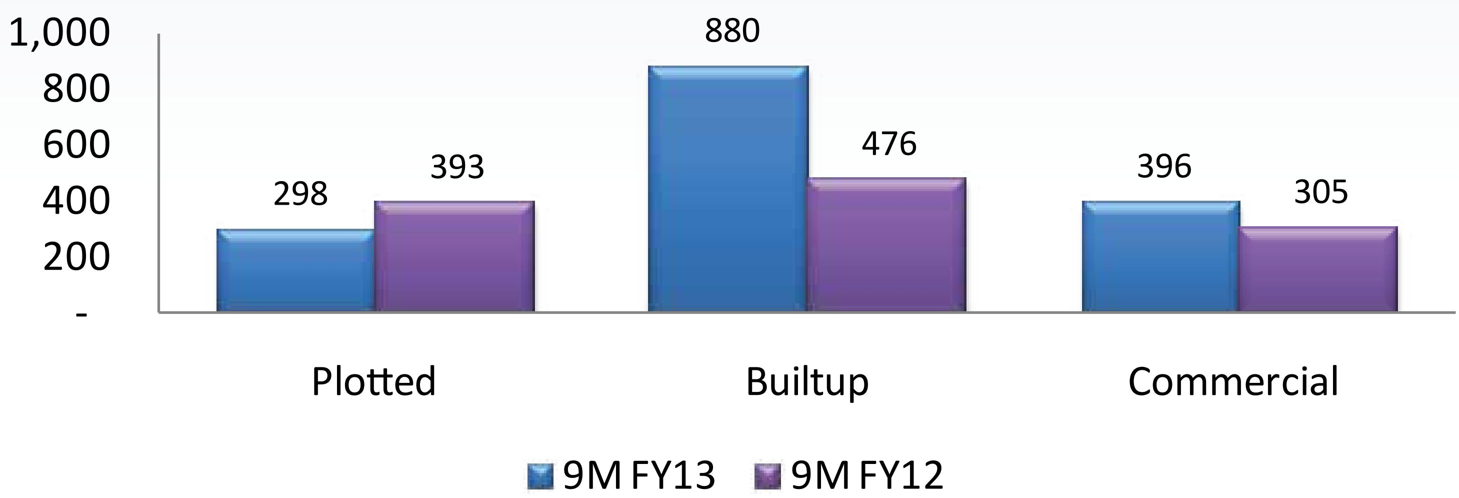
Q3 FY13 **Value of booking 666 Cr**



9M FY13 **Area booked 7.90 mn sqft**



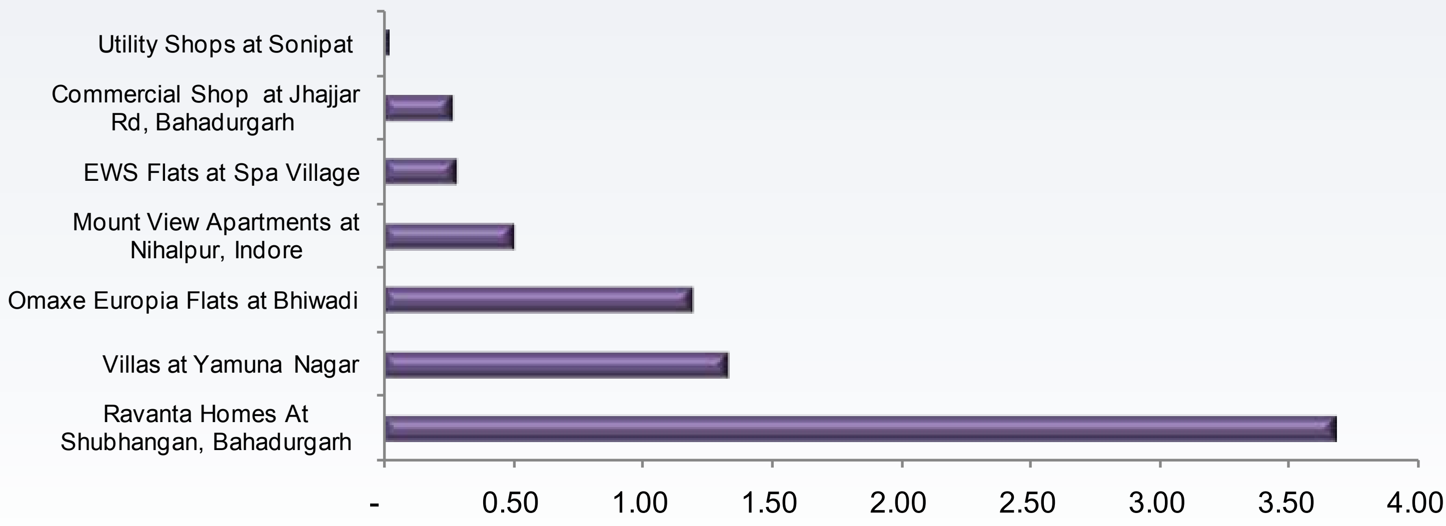
9M FY13 **Value of booking 1574 Cr.**



Newly Launched Projects during Q3 FY 13

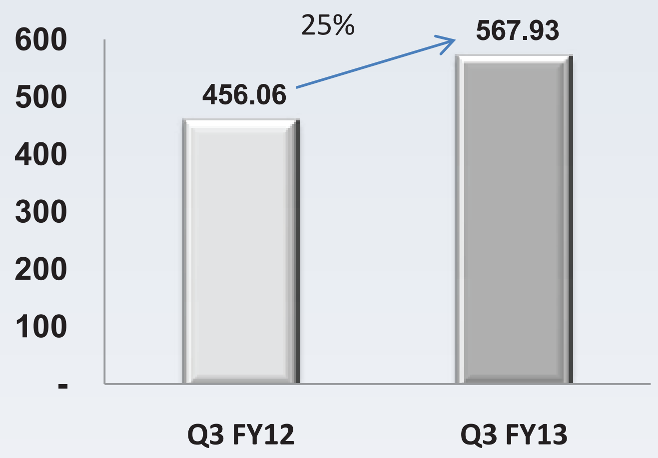
S No	New Launches	Place	Type	Total Area (Lacs Sqft)	Sold Area (Lacs sqft)	Sold Val. (Cr)	Avg. Rate (INR)
1	Ravanta Homes At Shubhangan, Bahadurgarh	Bahadurgarh	Floors	3.68	3.68	92	2,500
2	Villas at Yamuna Nagar	Yamuna Nagar	Villas	2.18	1.33	28	2,100
3	Omaxe Europia Flats at Bhiwadi	Bhiwadi	Floors	1.20	1.20	33	2,759
4	Mount View Apartments at Nihalpur, Indore	Indore	Floors	4.83	0.51	9	1,761
5	EWS Flats at Spa Village	Faridabad	Floors	0.29	0.29	2	690
6	Commercial Shop at Jhajjar Rd, Bahadurgarh	Bahadurgarh	Shop-cum-office	0.43	0.27	35	12,860
7	Utility Shops at Sonipat	Sonepat	Shop-cum-office	0.03	0.03	3	11,565
	Total			12.62	7.31	202	2,764

Area booked (Lacs Sqft)

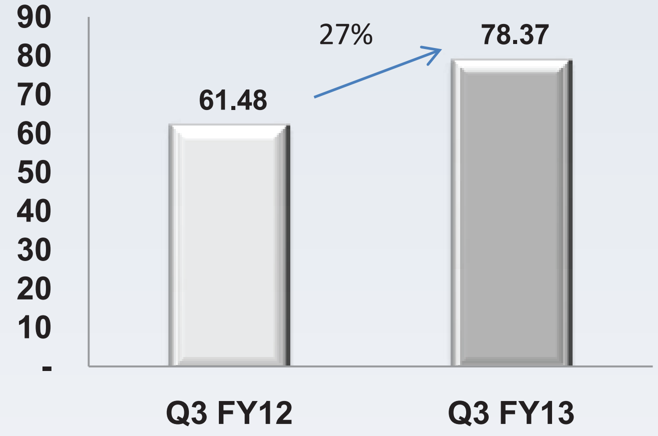


Operational Glimpse (Q3 FY13-Q3 FY12)

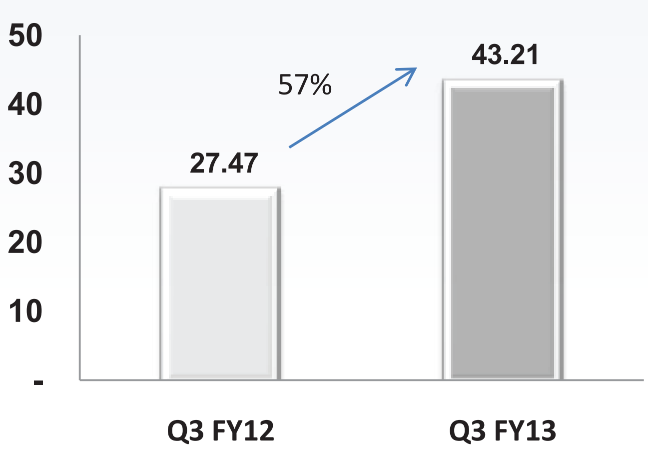
Income from operation (Rs in Cr)



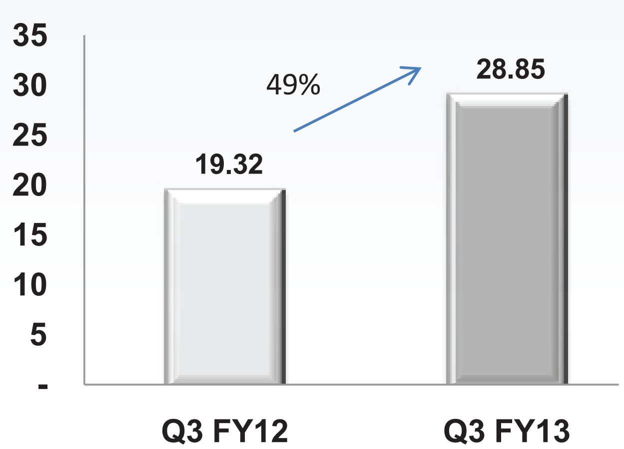
EBITDA (Rs in Cr)



PBT (Rs in Cr)

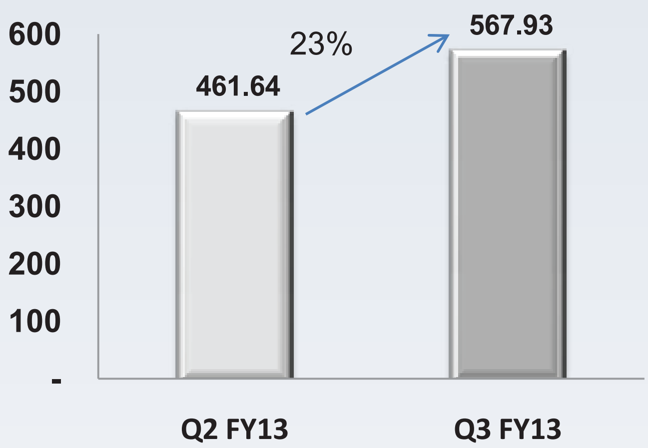


PAT (Rs in Cr)

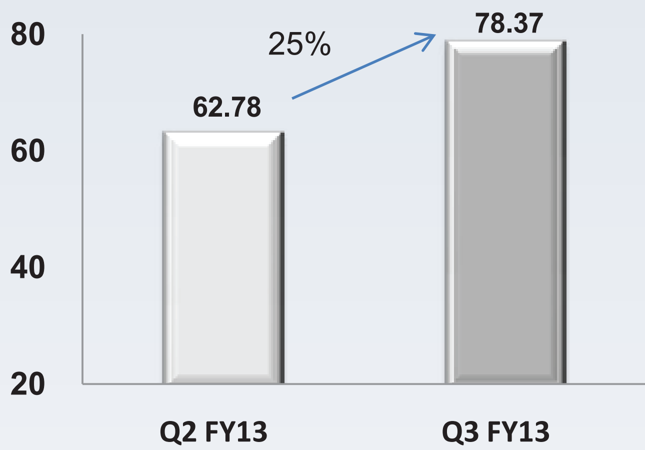


Operational Glimpse (Q3 FY13-Q2 FY13)

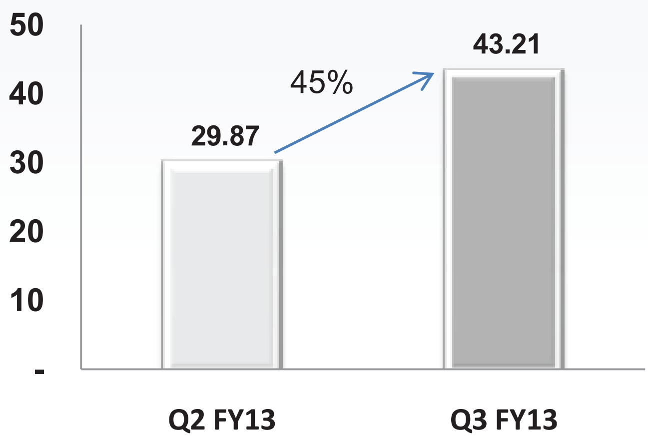
Income from Operation (Rs in Cr.)



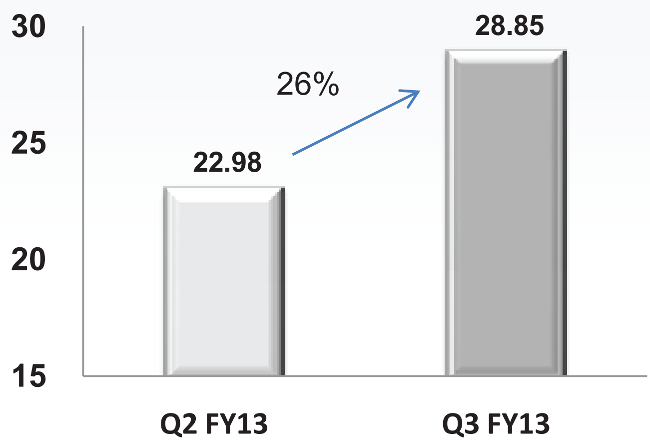
EBITDA (Rs in Cr.)



PBT (Rs in Cr.)



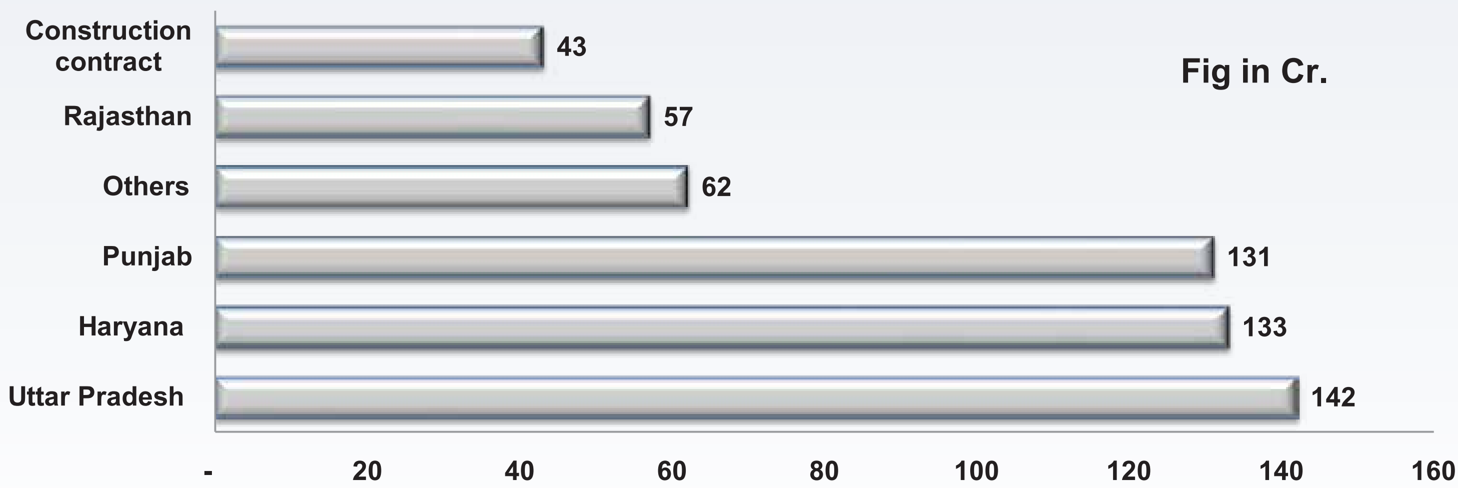
PAT (Rs in Cr.)



Major Contributor to Revenue for Q3 FY13

State wise revenue contribution	Value in Cr.
Uttar Pradesh	142
Haryana	133
Punjab	131
Rajasthan	57
Construction contract	43
Others	62
Operating Income	568

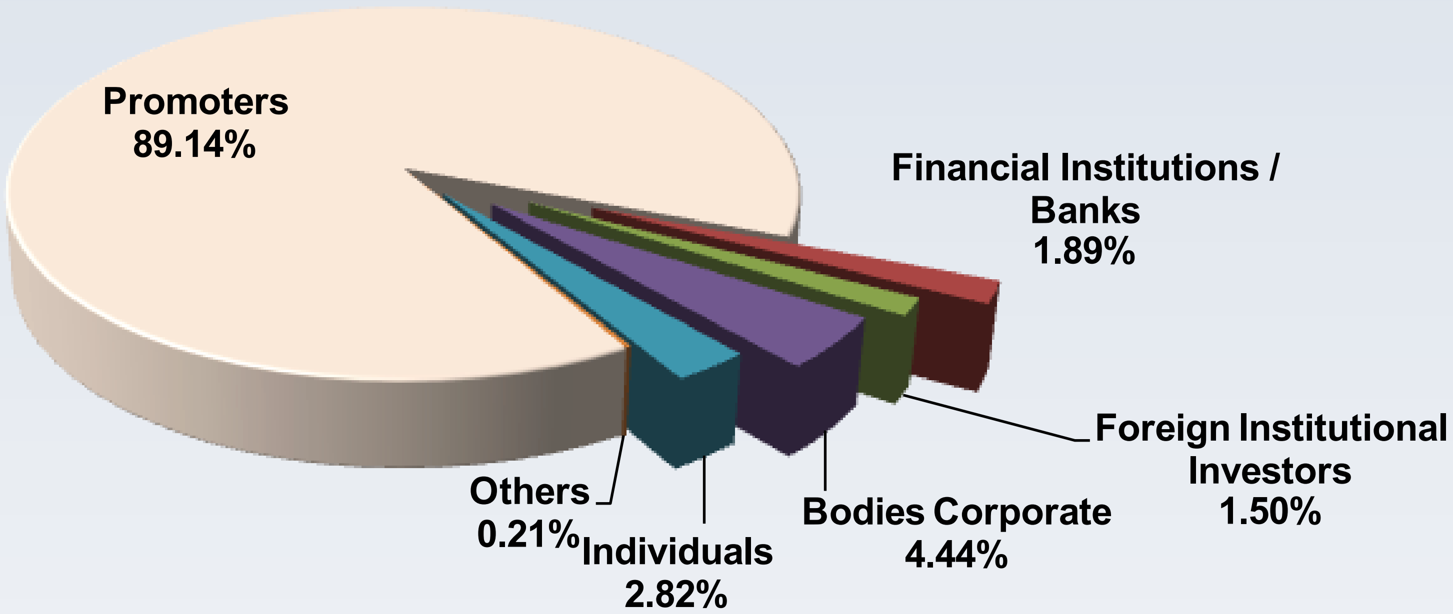
(Graphical Representation)



Particular	Q3 FY13	Q2 FY13	Q3 FY12
Income from Operation (Cr.)	567.93	461.64	456.06
EBITDA (Cr.)	78.37	62.78	61.48
PBT (Cr.)	43.21	29.87	27.47
PAT (Cr.)	28.85	22.98	19.32
EPS	1.66	1.32	1.11
EBITDA Margin	13.80%	13.60%	13.48%
PAT Margin	5.08%	4.98%	4.24%

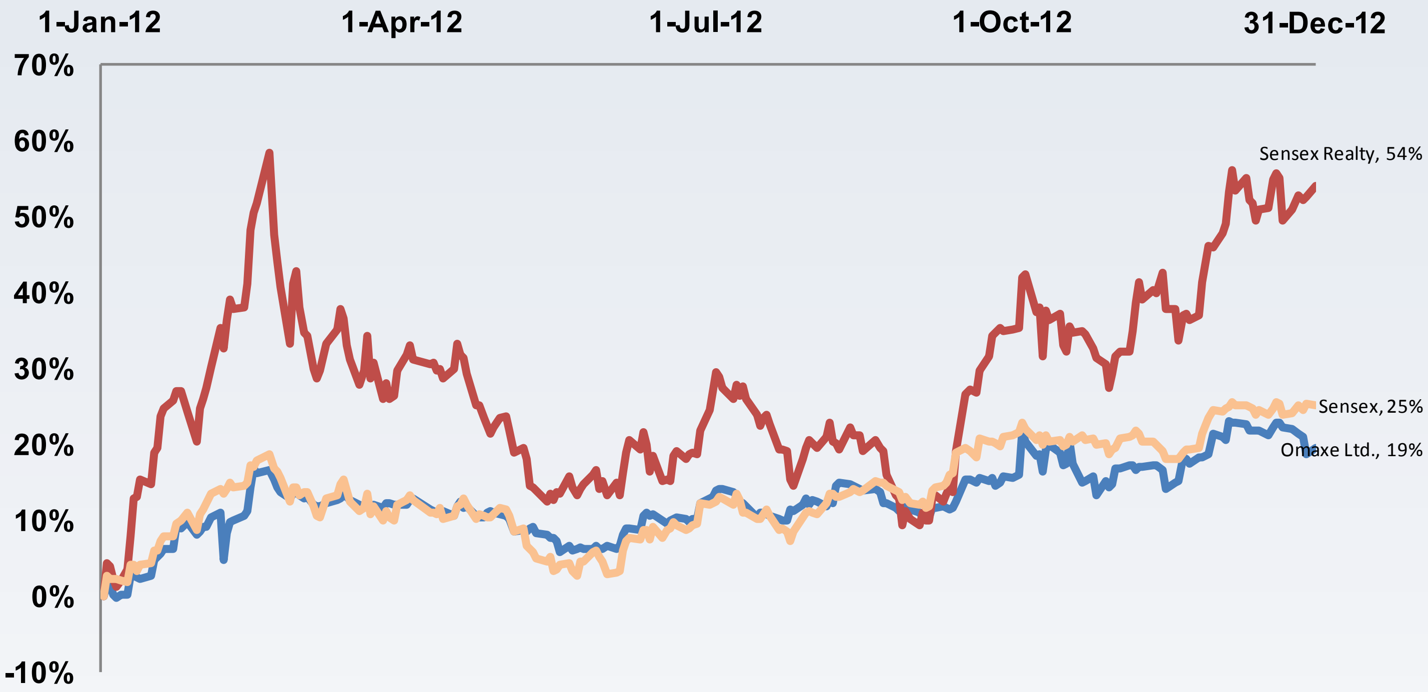
Debt Position as on 31st December, 2012 (in Cr.)	
Opening Balance of Term Loan (as on 1st October, 2012)	911
Add: New Term Loan availed	128
Less: Repaid during Q3	134
Add: Working Capital Limit utilized	55
Gross Debt Position (as on 31st December, 2012)	960
Gross Deferred Payment position	231
Debt Repayment Schedule	
Debt Repayment next three months	147

Cash Flow Position as on 31st December, 2012 (in Cr.)		
Particulars	**Q3 FY13**	**9M FY13**
Cash Flow from Operation	624.00	1,681.00
New Borrowing from Bank	128.00	293.00
Construction and Other Overhead Expenses	383.00	1172.00
Selling and Admin Expenses	139.00	339.00
Interest Expenses	47.00	127.00
Debt Repayments	134.00	396.00
Total outflow	**703.00**	**2,034.00**
Net Balance	49.00	(60.00)



Category	No of Shares	Percentage Shareholding
Promoters	154,725,636	89.14%
Financial Institutions / Banks	3,277,965	1.89%
Foreign Institution Investors	2,598,719	1.50%
Bodies Corporate	7,708,124	4.44%
Individuals	4,886,041	2.82%
Others	370,515	0.21%
Total	**173,567,000**	**100.00%**

Omaxe Share Price Movement



Index	Closing Price		Inc./(Dec.)	Inc./(Dec) %
	1-Jan-12	31-Dec-12		
Sensex	15,518	19,427	3,909	25%
Sensex Realty	1,370	2,111	741	54%
Omaxe Ltd.	136	163	27	19%

Revanta Homes, Omaxe Shubhangan, Bahadurgarh

These exquisite and affordable homes at Omaxe Shubhangan are a delight for the people of Bahadurgarh. Spread over 12.5 acres, Omaxe Shubhangan is located in sector 4A and comes in three options, namely Navodaya, Vedanta and Revanta in 1BHK, 2BHK and 4BHK respectively. The recently launched Revanta Homes, spread across 2000 sq. ft. have been designed to give maximum space for living and leisure in the form of open and airy balconies.

Mount View Apartments, Omaxe Hills, Nihalpur Mundi, Indore

This group housing project overseeing the scenic view of the adjoining hills makes these homes highly sought-after. Clean and green environment coupled with high quality construction, well designed and spacious homes add to the advantage of Mount View Apartments. Located in approx. 5.5 acres, Mount View Apartments offer homes in four sizes of 1075 sq. ft., 1215 sq. ft., 1565 sq. ft. and 1705 sq. ft. with options of 2BHK, 2BHK+study, 3BHK and 3BHK+study respectively.

Proposed to be built over approx. 90 acres, Omaxe Hills, an integrated township, has a varied option for buyers, from exquisite villas to exclusive plots and multi-storey apartments. A pollution free environ is what is highly desirable and Omaxe Hills provides that. Besides a host of features like hospitals, shopping and entertainment mall, state-of-the-art club, school to name a few will add to the incredibility of Omaxe Hills. Accessibility to nearby cities, as well as Indore is an added advantage.

Office Suites, Omaxe Plaza, Omaxe City, Sonepat

These Office Suites present on the second floor of Omaxe Plaza offers 240 units in various sizes ranging between 350-675 sq. ft. The emerging concept of “walk to work” shall in the coming times be the favoured mode for corporate and the industry has been duly catering to this need.

Villas in Omaxe City, Yamuna Nagar

These expandable villas are a treat to own for its superior and stylish architecture, furnishing and amenities. These villas, in the sizes of 172, 220 and 328 sq. yd., offer an opportunity to own a home in the most desired township in the city. Strategically located in the proposed 186 acres integrated township Omaxe City, Yamuna Nagar, these stunning villas have a lot of open and airy space and offer residents a peaceful environment and greenery.

Utility Shops in Omaxe Heights, Omaxe City, Sonepat

These shops in approx. 192 sq. ft. size have been launched amidst huge demand for the same. The ten shops on offer provides a captive consumer for shop owners in the form of residents in the townships. In the times to come, these shops will prosper with more and more residents beginning to reside in the villas, plots, independent floors etc in the township.

Omaxe City, Sonepat is an integrated township comprising plots, independent floors and villas in a sprawling 357 acres. A growing business and residential hub, Sonepat’s vicinity to Delhi makes it an attractive location to own a house, you call home. Omaxe City’s endeavour is to provide the residents a lifestyle that brings together modernity and affordability.

City Homes, Omaxe City
Bahadurgarh

Omaxe ParkWoods
Baddi

Omaxe Palm Greens,
Greater Noida

Omaxe Residency
Lucknow

Omaxe Hills
Surajkund

Omaxe Twin Towers, Noida

Actual Photographs

लखनऊ, उत्तर प्रदेश

आधुनिक होता नवाबी शहर

एस.के. वर्मा

सुल्तानपुर रोड पर आईटी पार्क निर्माण की घोषणा के बाद इस इलाके में फ्लैटों की मांग बहुत तेजी से बढ़ी है.''

1,200 वर्ग फुट के एक फ्लैट की कीमत पिछले पांच साल में 10 लाख रु. से बढ़कर 30 लाख रु. पार कर चुकी है

सुविधाएं और खामियां

Patrika - 12-10-12

ओमेक्स सिटी में थिरकेंगे कदम

■ राज न्यूज नेटवर्क

इंदौर। ओमेक्स सिटी हर साल गरबे का आयोजन करता है। इसी तरह इस वर्ष भी ओमेक्स केम्पस में गरबे का आयोजन किया जा रहा है। गरबे का आयोजन 19 से 21 तक तीन दिवसीय आयोजन किया जा रहा है। राज एक्सप्रेस, ओमेक्स एवं रोटरी क्लब के संयुक्त तत्वावधान में किया जा रहा है।

7 अक्टूबर से गरबों की ट्रेनिंग जोर-शोर के साथ चल रही है जिसमें ओमेक्स सिटी की सभी 150 के करीब युवतियां एवं महिलाएं भाग ले रही हैं। म्यूजिक की धुन पर थिरकते कदमों में आस्था के साथ बेहतर गरबों की प्रस्तुति देने की प्रेक्टिस दी जा रही है। गरबों में युवतियां एक ताल दो ताल गरबा सीख रही हैं।

आयएलआय डांस ऐकेडमी की रागिनी वाजपेई ने बताया कि यहां प्रशिक्षण 5 लोग दे रहे हैं। गरबे में ट्रेडिशनल डांडिया गरबा रहेगा। इस बार यहां गरबों में 5 साल के बच्चों से लेकर 50 साल तक की महिलाएं काफी जोश के साथ गरबे प्रेक्टिस में लगी हुई है।

भव्य पांडाल बनाया जाएगा : ओमेक्स सिटी में तीन दिवसीय गरबों को लेकर बच्चों से लेकर युवतियों में काफी उत्साह नजर आ रहा है। यहां होने जा रहे इस गरबा आयोजन के लिये काफी बड़ा पांडाल सजना शुरु हो चुका है और मंच बनाया जा रहा है। नवरात्रि से पहले ओमेक्स सिटी को विद्युत बल्बों से सजाया जायेगा।

इंडियन आयडल के कलाकार आएंगे : ओमेक्स सिटी मे गरबों में उत्साह बढ़ाने के लिए इंडियन आयडल के हरिश मोयल शनिवार 19 अक्टूबर को खास आमंत्रित रहेंगे। इसके अलावा और भी कई कलाकार अपनी प्रस्तुतियां देंगे। इस भव्य गरबा आयोजन में विशाल स्टेज पर जहां 12 से अधिक आर्केस्ट्रा टीम द्वारा लाइव प्रस्तुति दी जाएगी।

बेस्ट कपल को पुरस्कार दिया जाएगा : इस संबंध में ओमेक्स सिटी के मार्केटिंग हेड इरफान खान ने बताया कि प्रतियोगिता में अलग-अलग ग्रुप बनाया जाएगा जिसमें बेस्ट डांस गरबा करने वाले एवं बेस्ट कपल को पुरस्कार दिया जाएगा।

फूड स्टाल भी रहेगा : यहां की खास विशेषता 20 से अधिक विभिन्न तरह के लजीज व्यंजनों के स्टाल लगाए जाएंगे जिसमें राजस्थानी फूड्स, फरियाली आयटम, बच्चों के आयटम से लेकर पान तक रखा जाएगा। मनोरंजन के लिए अलग किड्स जोन बनाया जाएगा। गरबा आयोजन की तैयारियों को देखते हुए अनुमान लगाया जा रहा है कि यहां लोग अधिक से अधिक संख्या में उपस्थित होंगे व गरबा आयोजन का आनंद लेंगे।

सिम्पल पुरोहित ने बताया कि घर के काम से समय निकाल कर शाम को प्रेक्टिस के लिए आ जाती हूं। ओमेक्स सिटी में पहली बार गरबा कर रही हूं तो मन में काफी उत्साह है। गरबा प्रेक्टिस अब अंतिम दौर में चल रहा है।

नीलम गोड़ाम्बे बताती है कि पिछले 3 साल से गरबा में हिस्सा ले रही हूं। गरबा करना मुझे काफी अच्छा लगता है। इस बार बाहर से सिंगर्स आ रहे है तो सभी में काफी उत्साह नजर आ रहा है। गरबा करने में थोड़ी थकान महसूस तो होती है पर कर लेती हूं।

ममता गुप्ता ने बताया कि ओमेक्स की सभी महिलाएं बड़ी तन्मयता से गरबा सिख रही है। ताकि उन तीन दिनों में दिखा सके की हम ओमेक्स से हम कम नहीं है। व्यस्त जीवन से टाइम निकालकर प्रेक्टिस कर रहे है।

सारिका जैन ने कहा कि ओमेक्स सिटी मार्केटिंग मैनेजर होने से साथ पूरे गरबे की तैयारी में व्यस्त चल रही हूं। 5 वर्ष से गरबा बड़े उत्साह व जोश से संभाल रही हूं। साथ ही साथ रहवासियों को गरबा सिखाने ...

सुधा सक्सेना ने बताया कि ओमेक्स में आये अभी दो महिने ही हुए है और कभी सोचा ही नहीं था ऐसे भव्य आयोजन में हिस्सा लेने का मौका मिलेगा हमें भी हम स्वयं भी गरबा करेंगे। ओमेक्स में गरबा करने का काफी उत्साह है।

THE BW REAL

500 Non-Financial Companies

201-250

BW Real 500 Rank	Rank 2011	Company	Total income + total assets (Rs crore)	% Change total income + total assets	Total income (Rs crore)	Total assets (Rs crore)	Operating profit (Rs crore)	Profit after tax (Rs crore)	RoCE (%)	RoNW (%)	Average market cap (Rs crore)
201	183	Zee Entertainment Enterprises	7,481.00	5.45	3,199.40	4,281.60	877.90	590.60	25.87	18.09	12,776.83
202	175	Patni Computer Systems	7,434.82	11.45	3,728.75	3,706.06	612.47	401.46	13.65	11.61	5,412.38
203	235	Bilcare*	7,428.13	36.42	3,649.43	3,778.70	484.03	140.06	13.85	11.82	610.54
204	205	Apollo Hospitals Enterprise	7,426.00	19.34	3,173.43	4,252.57	539.03	211.01	13.43	9.82	7,586.54
205	191	Cummins India (s)	7,335.29	5.24	4,240.55	3,094.74	820.56	591.27	43.13	30.72	12,241.18
206	264	Omaxe	7,281.50	7.55	1,871.16	5,410.35	257.05	90.40	8.52	5.24	2,483.42
207	220	Varun Industries	7,088.75	16.13	4,173.94	2,914.81	187.87	-171.59	-1.63	-104.75	477.67
208	206	Prestige Estate Projects	7,024.74	3.58	1,086.46	5,938.28	330.84	88.40	7.08	4.15	3,585.47
209	232	Marico	6,993.10	24.46	4,041.37	2,951.73	516.97	322.06	24.48	31.29	10,065.96
210	NR	United Breweries	6,992.31	18.31	3,698.18	3,294.13	485.53	126.77	14.89	10.84	12,680.37
211	179	Hotel Leela Venture	6,838.15	0.76	581.94	6,256.21	29.44	-393.04	-1.50	-46.15	1,370.67
212	279	Ashoka Buildcon	6,830.55	74.69	1,456.71	5,373.84	380.41	115.90	11.20	12.21	1,218.29
213	217	Educomp Solutions	6,790.91	18.84	1,522.86	5,268.05	445.98	137.06	8.41	5.91	2,485.25
214	195	Shiv-Vani Oil & Gas Exp. Services	6,782.29	5.77	1,516.28	5,266.00	721.16	209.30	12.45	14.16	898.49
215	291	Tecpro Systems	6,689.01	38.32	2,547.79	4,141.22	404.04	123.11	22.08	17.23	1,047.25
216	222	C Mahendra Exports	6,571.76	14.14	3,542.78	3,028.98	299.00	161.47	14.84	21.19	970.86
217	225	Balrampur Chini Mills	6,568.07	14.48	2,336.07	4,231.99	264.47	0.41	4.58	0.03	1,356.01
218	213	Strides Arcolab	6,566.06	23.18	2,581.71	3,984.34	522.35	234.01	12.87	17.80	3,018.68
219	242	Shrenuj & Company	6,555.49	28.14	3,164.08	3,391.41	232.56	68.62	9.80	15.72	476.70
220	215	Electrosteel Castings	6,505.91	7.81	2,175.92	4,329.99	178.85	28.53	3.58	1.66	772.51
221	212	Birla Corporation	6,476.95	10.26	2,413.96	4,062.99	479.65	239.44	12.53	11.16	2,214.80
222	203	Escorts	6,456.17	16.71	4,174.01	2,282.16	253.02	125.07	9.22	7.48	876.48
223	270	Balkrishna Industries	6,358.66	44.53	3,020.68	3,337.98	516.08	268.94	19.98	27.28	2,009.21
224	218	Biocon	6,334.10	-1.46	2,395.90	3,938.20	586.60	342.50	16.74	16.59	5,897.37
225	228	Firstsource Solutions	6,283.11	16.71	2,293.85	3,989.26	234.35	62.21	4.40	4.38	501.40
226	231	JK Cement	6,169.62	11.70	2,593.64	3,575.97	560.77	174.57	17.22	14.40	958.36
227	296	Hindusthan Natnl Glass & Inds	6,135.58	65.42	2,049.64	4,085.94	312.08	70.12	7.11	6.83	1,664.27
228	227	Trident (s)	6,089.99	12.05	2,752.49	3,337.50	320.24	-43.74	4.19	-7.41	295.42
229	309	M'lore Chemicals & Fertilisers (s)	6,015.98	74.68	3,720.13	2,295.85	208.73	69.10	15.20	16.25	447.27
230	208	Polyplex Corporation	6,001.61	5.26	2,488.18	3,513.42	470.87	208.09	9.26	11.88	575.32
231	NR	GOL Offshore	5,997.00	3.16	984.44	5,012.56	480.19	-37.28	5.96	-3.60	481.76
232	294	Spicejet* (s)	5,989.69	47.04	4,019.35	1,970.34	-520.73	-605.77	-87.06	-784.95	1,284.53
233	209	Sakthi Sugars	5,963.85	-1.30	2,143.81	3,820.04	251.80	-53.31	5.89	-32.43	104.00
234	256	Sterlite Technologies	5,942.32	20.16	2,648.89	3,293.43	215.73	38.87	7.24	3.62	1,580.79
235	234	Orchid Chemicals & Pharma	5,916.16	2.98	1,929.79	3,986.36	412.81	87.48	8.06	8.67	1,278.48
236	223	DB Realty	5,880.80	-9.19	695.51	5,185.29	122.95	92.03	3.08	2.75	1,818.84
237	226	Jindal Poly Films	5,880.03	-4.19	2,383.03	3,497.00	366.03	138.39	9.48	8.28	1,018.17
238	267	India Glycols	5,876.76	40.33	2,732.03	3,144.73	353.17	67.41	11.83	16.59	371.48
239	248	Bombay Dyeing & Manufg (s)	5,873.75	28.05	2,285.36	3,588.39	316.81	59.35	15.46	16.10	1,727.84
240	263	Opto Circuits (India)	5,843.51	26.80	2,370.42	3,473.09	630.06	573.40	22.40	37.41	4,448.68
241	216	Garden Silk Mills (s)	5,843.02	0.83	3,536.05	2,306.97	130.38	-78.88	2.40	-14.86	258.90
242	219	Anant Raj	5,842.31	8.21	332.18	5,510.13	190.49	119.28	3.66	3.16	1,755.45
243	278	Shriram EPC	5,827.32	32.37	1,900.35	3,926.97	274.13	12.02	10.99	2.09	449.27
244	394	Emmsons International*	5,809.98	111.14	4,212.60	1,597.38	122.33	45.31	14.81	40.54	56.45
245	266	Torrent Pharmaceuticals	5,788.54	20.85	2,740.65	3,047.89	545.16	286.30	23.65	25.84	5,150.02
246	247	Oberoi Realty	5,759.32	14.06	974.79	4,784.53	633.16	462.87	17.12	13.14	7,907.47
247	241	Allcargo Logistics	5,748.48	28.45	3,459.62	2,288.86	458.82	238.16	23.04	22.34	1,846.66
248	180	3i Infotech	5,714.84	-15.13	1,755.78	3,959.06	269.53	-334.73	-0.60	-35.07	405.85
249	252	BASF India (s)	5,714.59	17.01	3,521.05	2,193.54	210.98	100.86	13.60	10.00	2,507.47
250	237	Sobha Developers	5,651.61	6.90	1,414.37	4,237.24	473.03	210.05	13.71	10.81	2,727.80

NR: Not ranked. RoCE: Return on capital employed. RoNW: Return on net worth. (s): Standalone. Market capitalisation of all trading days between 1 April 2011 and 30 September 2012. NA: Not available. * BSE average market cap. For methodology and notes, see page 60

Source: Ace Equity Corporate Database

29 OCTOBER 2012 72 BUSINESSWORLD

Omaxe net up 26% in Q2 as against Q1 of FY12

Lucknow: Omaxe Ltd, the real estate and infrastructure development company on Wednesday reported a 26 percent hike in its net profit in the second quarter ended September 2012 at Rs 22.98 crore as against Rs 18.18 crore in the first quarter ended June 2012. The real estate giant achieved a consolidated net sales of Rs 461. 64 crore in the second quarter as compared to Rs 368.30 crore in the previous quarter. The company claims to have sold about 2.36 million square feet during the quarter with the book value of the sold area at Rs 472 crore. It had launched six new projects during the quarter adding up to 2.07 mn sq ft of salable area out of which 0.66 mn sq ft has been already booked. Besides, it has launched various shop-cum-officespaces aclled 'Omaxe City Centre' at Faridabad, commercial built-up in the name of India Trade Centre at Greater Noida and 1BHK Group Housing at Omaxe Heights, Faridabad. TNN

Real Estate Special

to invest in real estate. According to him, there are 38 approved five-star hotel sites, and most international chains, including Radisson Blue and Hilton, are looking to open properties here. Some of the biggest builders—Unitech, IREO, Emaar-MGF, Ansals, TDI, Pearl and Wave Estates—have large residential and commercial developments underway.

Insurance manager Suneel Passi, 55, decided to move to Mohali from Ludhiana to give his family a better life. "It's so much nicer here. There's hardly any pollution, no traffic congestion and we live within 15 minutes from Chandigarh," he says. His family is delighted with the three-bedroom fifth floor apartment in Regency Towers which they bought in 2010 for Rs 45 lakh. It costs at least three times more today. Amaneet Singh, 33, a software exporter, originally from Muktsar in Punjab, had a bigger windfall. His 550-sq yard plot in Sector 91 will fetch him an easy Rs 55,000 per sq yard today, compared to the Rs 12,000 he paid in 2006. But Amaneet is not selling, he is building his dream home right here.

5 million is the expected population of Mohali in next 10 years, five times higher than Chandigarh's current population

Besides the master plan and the international airport, education is another big magnet that is drawing investors—NRIs, farming families, executives and businessmen—to Mohali. The 'Knowledge City,' spread across sectors 81 and 84, already has functioning campuses of the Indian School of Business, the Indian Institute of Scientific Education & Research and the Army Law School. Other premier institutions, including an AIIMS extension are under construction.

And of course, Mohali remains the cricketing destination of the north, with Punjab Cricket Association's celebrated world-class stadium located in the city. For investors, Mohali is turning out to be one of the most-favoured destination in north India.

by Asit Jolly

AN AERIAL VIEW OF GREATER NOIDA EXPRESSWAY MERGING WITH THE YAMUNA EXPRESSWAY

NOIDA

Fast Lanes Propel LAND BOOM

Noida's latest real estate hotspot is Sector 93 with its posh, environment-friendly homes

Spread across 250 acres, Sector 93, Noida, gives a sneak peek of what the 25-km-long Expressway stretch connecting Noida and Greater Noida will look like. The growth story of this sector is reflected in the posh ATS Greens apartments. The housing society, built over an area of 17 acres, has 25 blocks and over 732 flats. It offers facilities such as swimming pool, wi-fi connection and 100 per cent power backup. The Amity University is just 7 km away.

The frantic construction work along the expressway is a clear indication of the real estate growth in the region. A back-of-the-envelope calculation indicates that there are more than 60,000 houses coming up along the Greater Noida Expressway.

The region's USP is that it offers both affordable and luxury housing. For example, Jaypee's Wish Town in Sector 128 offers several apartment complexes, with the price ranging from Rs 50 lakh for two bedrooms to Rs 1.5 crore for luxury flats. The price in other sectors varies between Rs 17 lakh and Rs 60 lakh for two-three bedroom flats. In the posh ATS Greens, a ready-to-move-in, four bedroom flat costs over Rs 2.5 crore. "The benefits of investment are immense considering the favourable access and connectivity the region provides," says Rohtas Goel, CMD, Omaxe. The highway ensures uninterrupted traffic movement and the possibility of reaching Ashram Chowk, South Delhi in less than half-an-hour.

Builders such as DLF, ATS, Eldeco, Omaxe, Nimbus, Orris, Gulshan and Supertech are constructing apartments and office complexes in different sectors such as Sector 94, 98 and 136. According to Goel, the recent allowance of FDI in retail has led to an increased demand for commercial spaces. "This will translate into an increase in demand for residential areas too," he says.

60,000 houses are expected to come up along the Greater Noida Expressway in the next couple of years

Sandeep Ghai, assistant director, sales, Investors' Clinic, a real-estate consulting firm, says there are plenty of reasons to invest in the area along the Greater Noida Expressway. There are luxury societies, huge townships, over 10 good educational institutes, an expo-mart and a tech zone of around 700 acres. The area is connected to expressways such as NH 51, NH 91 and the 165 km Yamuna Expressway that allows one to reach Agra in just two hours. The area also boasts of the famous F1 track at the Buddh International Circuit and the 18-hole Jaypee Greens golf course expanding over 450 acres.

Not only buyers, there are benefits for investors too. Investors' Clinic expects prices in the Greater Noida area to double in the next three years. A salesman in Buniyad Properties indicated a return of Rs 60-80 lakh per flat a year, in terms of investment. "As far as saturation in Noida is concerned, I can't see it happening in the next 20 years. New areas are coming up one after another," says Ghai. This year, the court also allowed construction in the Noida Extension area, providing a much needed relief to the thousands of buyers.

by Shravya Jain

Patrika, 5 Oct 2012

ओमेक्स प्रॉपर्टी उत्सव को अभूतपूर्व प्रतिसाद

इंदौर. रियल एस्टेट कंपनी ओमेक्स सिटी ग्राहकों की उत्तम सेवा व ग्राहकों की संतुष्टि को ध्यान में रखते हुए हमेशा से ही कुछ अच्छा, कुछ नया करते आए है। ओमेक्स ने कुछ ऐसा ही आयोजन ओमेक्स सिटी 2 मांगलिया में प्रॉपर्टी उत्सव के नाम से किया, जिसमें हजारों की तादाद में लोग उपस्थित हुए। उत्सव में स्वादिष्ट भोजन व मनोरंजन के साथ ही बच्चों के लिए गेम्स का भी आयोजन किया गया। इसमें लोगों को प्रॉपर्टी खरीदने, लोन, प्लानिंग व इंटीरियर डेकोरेशन से संबंधित जानकारी भी दी गई। इस अवसर पर लकी ड्रॉ का भी आयोजन किया गया।

Omaxe set to raise ₹600 crore by shedding 15% equity

Funds to be used to repay debt; firm aims at expanding existing projects in Chandigarh, Lucknow & Indore

DILASHA SETH
New Delhi, 6 October

Real estate developer Omaxe Ltd is planning to raise ₹600 crore in six months by diluting a 15 per cent stake in order to comply with the market regulator's norm that all listed companies should have at least 25 per cent public shareholding by June 2013.

At present, the promoters hold a 90 per cent stake in the company. Although Omaxe has not yet identified the route through which it will offload the stake, it is expected to rope in merchant bankers soon for the same. "We may do it through a follow-on public offering, or the private equity route. It's not decided yet," said Rohtas Goel, chairman and managing director (CMD), Omaxe.

"Of the ₹600 crore, we plan to use ₹200 crore towards debt repayment and the rest towards projects development," he added.

Of the ₹530 crore that the company was to repay to banks in 2012-13, it has already paid ₹270 crore. The remaining ₹260 crore has to be paid by April 2013.

The first quarter presentation by the company reported said its gross debt fell by ₹48 crore during the quarter to ₹1,295 crore. By September-end, the gross debt had come down to ₹1,200 crore, said the company. "The aim is to reduce the debt further," said Goel.

Share price of Omaxe has hovered around ₹157 per share on BSE over the recent months. On Friday, the scrip shed 1.25 per cent to close at ₹164.25 on BSE, while the benchmark Sensex lost 0.63 per cent to end trade at 18,938.46 points.

Given the uncertain market conditions, the company aims at expanding the existing projects in New Chandigarh, Lucknow and Indore, rather than taking up new ones.

Omaxe reported a decline of 9.24 per cent in its consolidated net profit for the quarter ended June 30 at ₹31.28 crore and its sales were down 16 per cent. "Sales figures vary from quarter to quarter," Goel added.

The company's product mix has taken a shift from commercial to residential, said the CMD. "Earlier, we were doing 75 per cent residential and 25 per cent commercial, but today it's 90 per cent residential and 10 per cent commercial."

However, given the opening of foreign direct investment in retail, he said, he had enough commercial land to leverage on the opportunity and a few built projects, too. Asked about foreign collaboration, Goel told *Business Standard* the company was in no way looking at any foreign venture or joint venture whatsoever.

A few months ago, Omaxe had settled a dispute with its Israeli joint venture partner Azorim before the Company Law Board (CLB). In 2006, Omaxe and Azorim had formed the 50:50 joint venture, Omaxe Azorim Pvt Ltd, to develop projects in Faridabad, Haryana. Azorim had alleged mismanagement in operation of the joint venture firm by Omaxe and suppression of facts by its promoters. Omaxe had said there was a deadlock in the venture due to Azorim's non-cooperation and had requested CLB to ask the Israeli company to exit the venture.

Omaxe had also withdrawn from the Dubai market due to a near lull there, after investing $66 million in 2009 through a joint venture with Dubai World's property developer Nakheel.

Omaxe Q2 sales booking up 3%

New Delhi: Realty firm Omaxe sold properties worth Rs 472 crore during the second quarter of this fiscal, marginally higher than the year-ago period. The company sold 2.56 million sq ft during July-September quarter for Rs 472 crore.

In the corresponding period last year, it had sold 2.25 million sq ft area for Rs 458 crore, according to presentation by investors.

In the first half of this fiscal, however, Omaxe's sales booking fell in both volume and value terms. During April- September period of the 2012-13 fiscal, the company sold 4.58 million sq ft for Rs 908 crore. In the corresponding period year ago, it had sold 4.87 million sq ft for Rs 976 crore.

On debt, the company told investors that the gross debt has come down marginally to Rs 1,014 crore as on September 30 from Rs 1,047 crore at the end of the first quarter.

Earlier this month, Omaxe reported 16 per cent decline in its net profit at Rs 22.98 crore for the quarter ended September 30 against Rs 27.31 crore in the year-ago period.

The income from operation, however, rose marginally to Rs 461.64 crore during the July-September quarter from Rs 457.96 crore in the corresponding period of previous fiscal.

(Financial Express)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