



Permanence Perseverance & Persistence



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Standing Tall

Company Overview

✓ Presence	:	8 States across 27 Cities
✓ Project Under Execution/ Construction	:	~ 70 mn sq ft
✓ Area delivered in Real Estate	:	67.10 mn sq ft (approx.)
✓ Area Delivered as Third Party Contractor	:	31.80 mn sq ft (over 123 contracts)
✓ No of projects (On-going)	:	13 Group Housing, 16 Integrated Township, 10 Commercial Malls/Hotels/ SCO
✓ Employee Strength	:	~1,640



HI-TECH TOWNSHIPS



INTEGRATED TOWNSHIPS



GROUP HOUSING



COMMERCIAL-
SHOPPING MALLS /
OFFICE SPACE



HOTELS

Omaxe Presence Across India

Our Presence Across India

08 States | 27 Cities

PUNJAB

- ✓ Amritsar ✓ Derabassi
- ✓ Ludhiana ✓ Bathinda
- ✓ Patiala ✓ Rajpura
- ✓ New Chandigarh

RAJASTHAN

- ✓ Jaipur ✓ Bhiwadi

HIMACHAL PRADESH

- ✓ Baddi

UTTARAKHAND

- ✓ Rudrapur

DELHI

HARYANA

- ✓ Rohtak ✓ Sonapat
- ✓ Faridabad ✓ Gurgaon
- ✓ Bahadurgarh ✓ Palwal
- ✓ Yamuna Nagar

MADHYA PRADESH

- ✓ Indore

UTTAR PRADESH

- ✓ Noida ✓ Greater Noida ✓ Agra
- ✓ Lucknow ✓ Vrindavan ✓ Allahabad
- ✓ Ghaziabad



Business Overview (Q2 FY 16 vis-à-vis Q2 FY 15)

	Q2FY 16	Q2FY 15	Change
Area Sold (mn sq.ft)	1.24	1.06	17%
Value of Booking (Rs. Cr)	401	471	-15%
Avg Rate psf (Rs. INR)	3237	4434	-27%

	Q2 FY16		Q2 FY15	
Particular	Area (mn sq ft)	Value (Cr.)	Area (mn sq ft)	Value (Cr.)
Residential	1.03	292	0.90	391
Commercial	0.21	109	0.16	80
Total	1.24	401	1.06	471
Avg Rate psf (Rs. INR)	3237		4434	

Area delivered during the quarter is 2.56 mn sqft

Business Overview (H1 FY 16 vis-à-vis H1 FY 15)

	H1 FY 16	H1 FY 15	Change
Area Sold (mn sq.ft)	2.78	1.69	64%
Value of Booking (Rs. Cr)	1,059	671	58%
Avg Rate psf (Rs. INR)	3,813	3,985	-4%

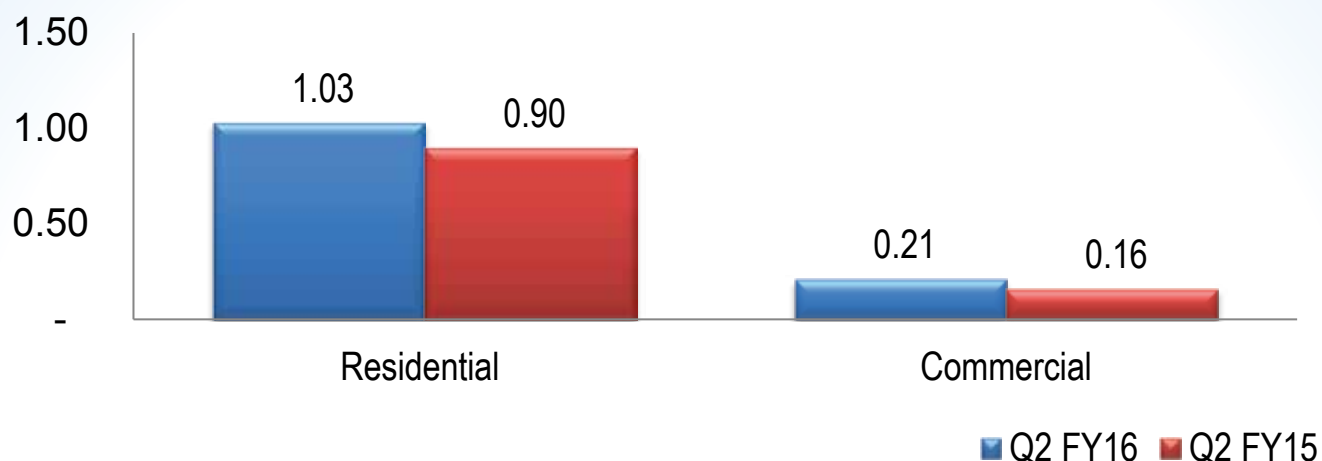
	H1 FY16		H1 FY15	
Particular	Area (mn sq ft)	Value (Cr.)	Area (mn sq ft)	Value (Cr.)
Residential	2.37	894	1.39	530
Commercial	0.41	165	0.30	141
Total	2.78	1,059	1.69	671
Avg Rate psf (Rs. INR)	3,813		3,985	

Area delivered during H1 is 3.81 mn sqft

Business Operation (Q2 FY 16 vis-à-vis Q2 FY 15)

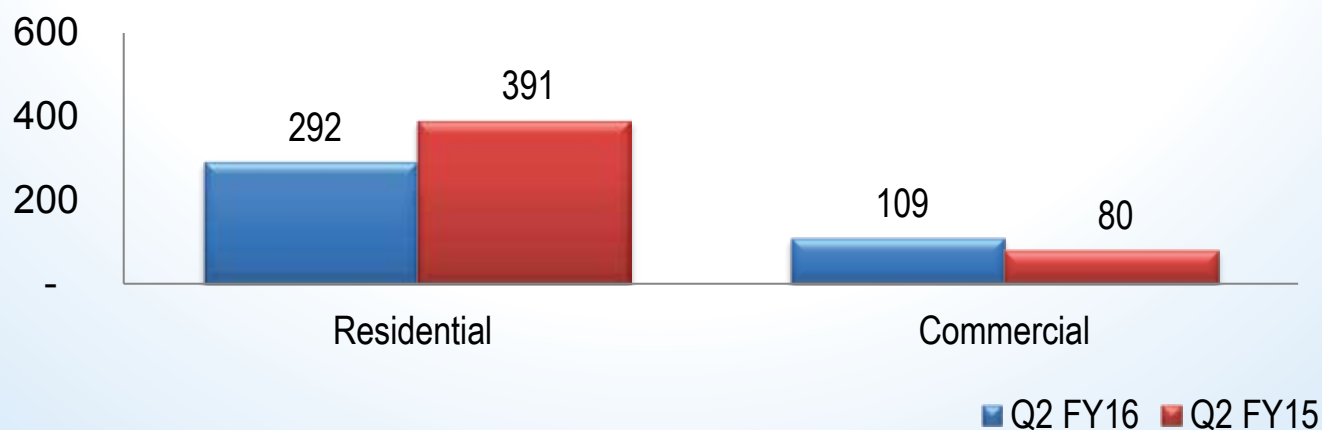
Area Booked (Mn Sqft)

Q2 FY16 Area booked 1.24 mn sqft



Value Of Booking(Rs in Cr)

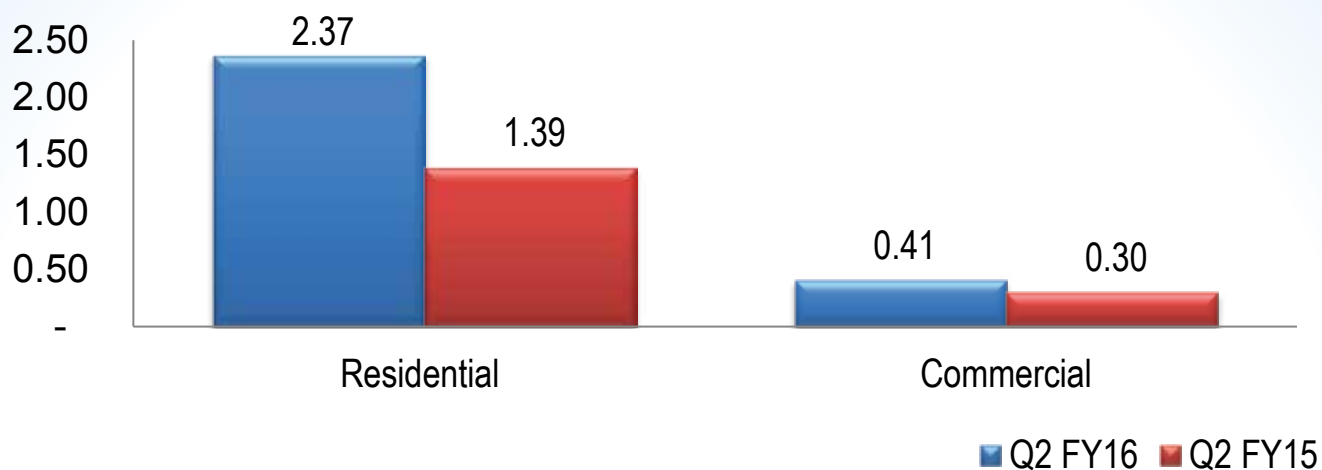
Q2 FY16 Value of booking 401 Cr



Business Operation (H1 FY 16 vis-à-vis H1 FY 15)

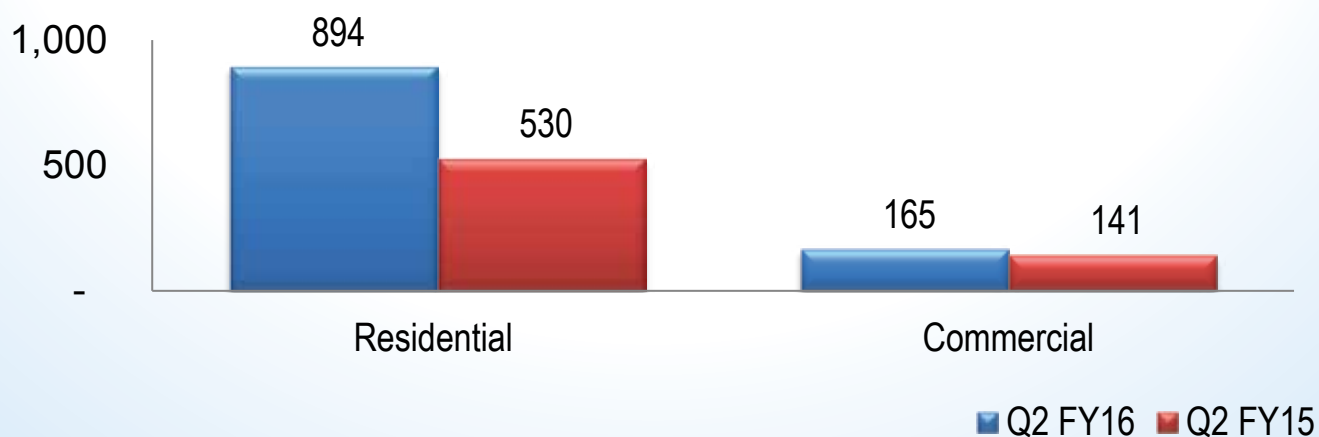
Area Booked (Mn Sqft)

H1 FY16 Area booked 2.78 mn sqft



Value Of Booking(Rs in Cr)

H1 FY16 Value of booking 1059 Cr



Financial Highlights (Q2FY16 & H1FY16)

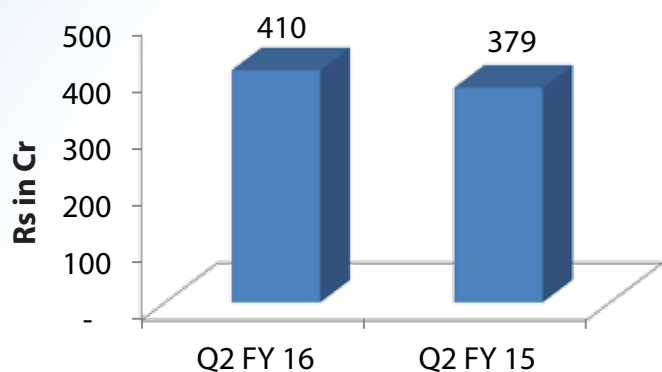
Results (Q1FY16 & FY15)

Fig in Rs. Cr.

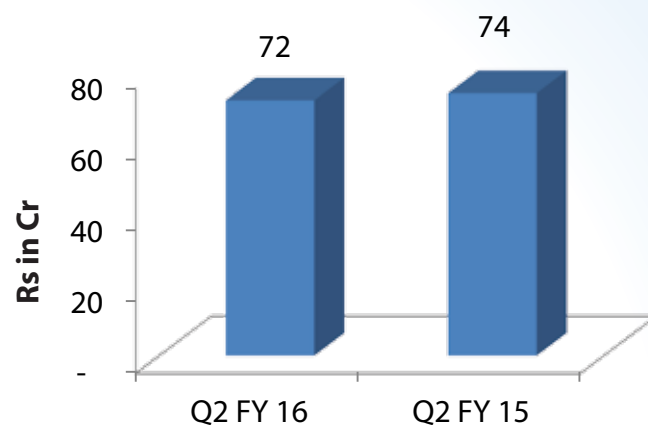
	Quarter Ended			Halfyear ended		Year Ended
	Q2 FY16	Q1 FY16	Q2 FY15	H1FY16	H1FY15	FY15
Turnover	410	334	379	744	710	1,431
EBIDTA	72	66	74	138	141	268
PBT	33	30	28	63	53	110
PAT	19	17	14	36	26	60
EPS (Diluted) INR	1.06	0.92	0.76	1.98	1.42	3.28

Operational Glimpse (Q2 FY16 vis-à-vis Q2 FY15)

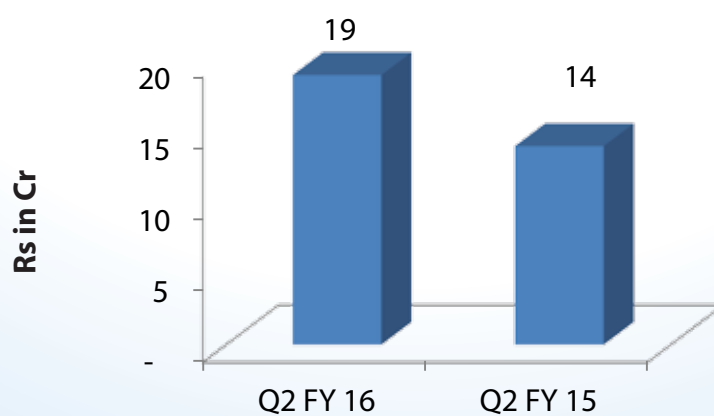
Income from Operation (Cr.)



EBITDA (Cr.)

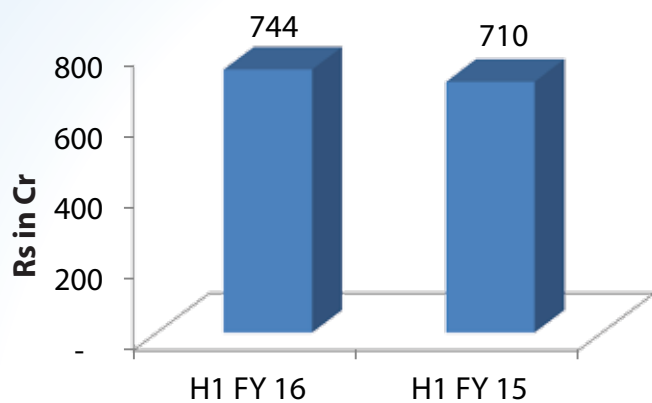


PAT (Cr.)

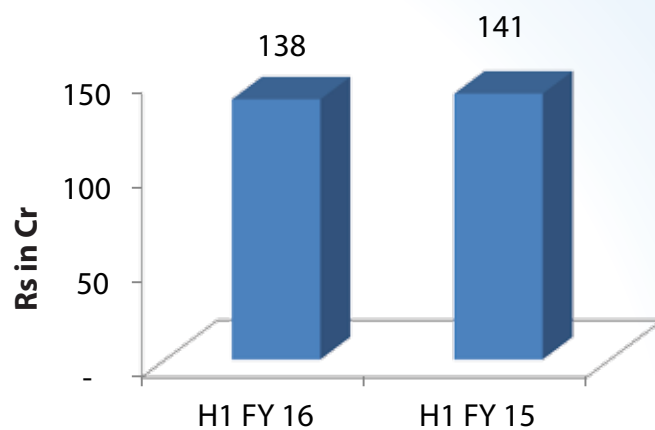


Operational Glimpse (H1 FY16 vis-à-vis H1 FY15)

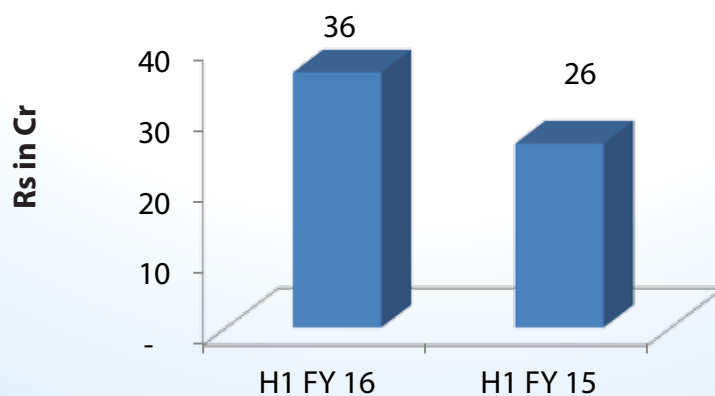
Income from Operation (Cr.)



EBITDA (Cr.)



PAT (Cr.)



Financial Highlights

Debt Status (as on 30th September, 2015)

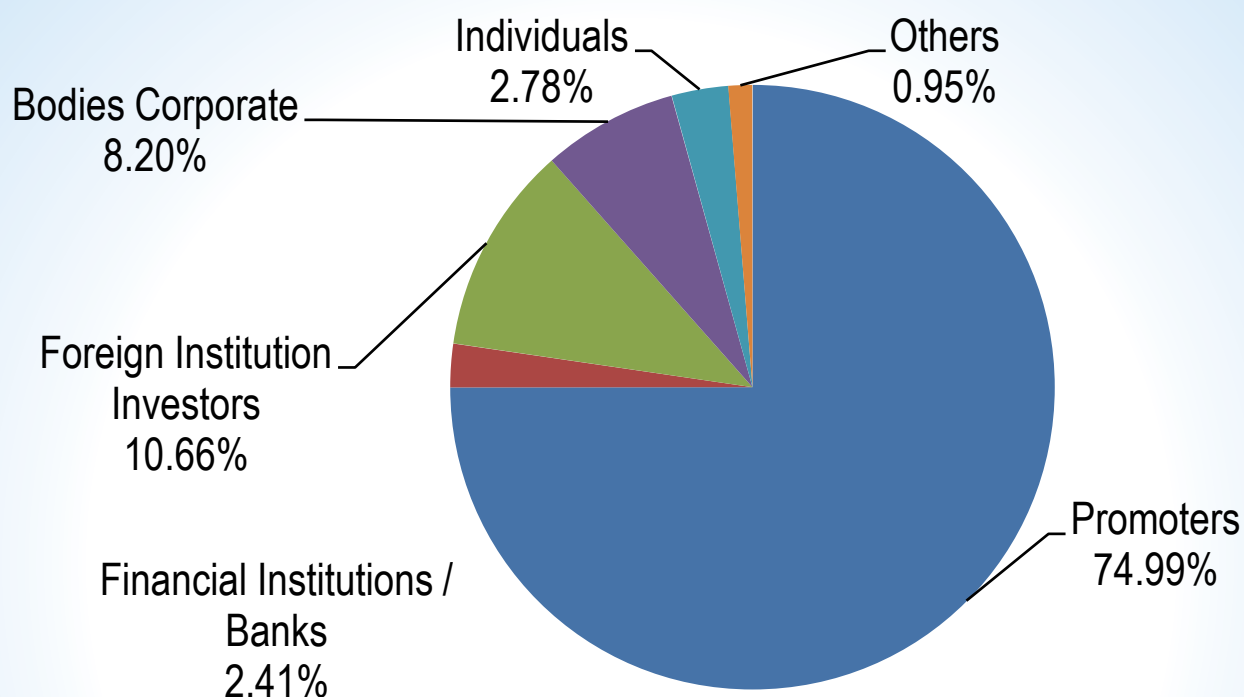
Particulars	Amount in Cr.
Gross Debt Position (as on July 1, 2015)	1,127
Add: Loans availed during the Quarter	254
Less: Repaid during the Quarter	136
Add: Working Capital Limit	25
Gross Debt Position (as on September 30, 2015)	1,270
Debt Repayment Schedule	
Debt Repayment in next 6 months	265
Net worth	2,264

Financial Highlights

Particulars	Q2 FY16	H1 FY16
Cash Flow from Operation	345	701
Total Inflow (A)	345	701
Construction and Other Overhead Expenses	191	409
Admin, selling & Others expenses	131	238
Financial expenses	47	86
Dividend payout	9	9
Total outflow (B)	378	742
Netcash flow (A-B)=C	(33)	(41)
Net Borrowings (D)	142	173
Net Balance (C+D)	109	132

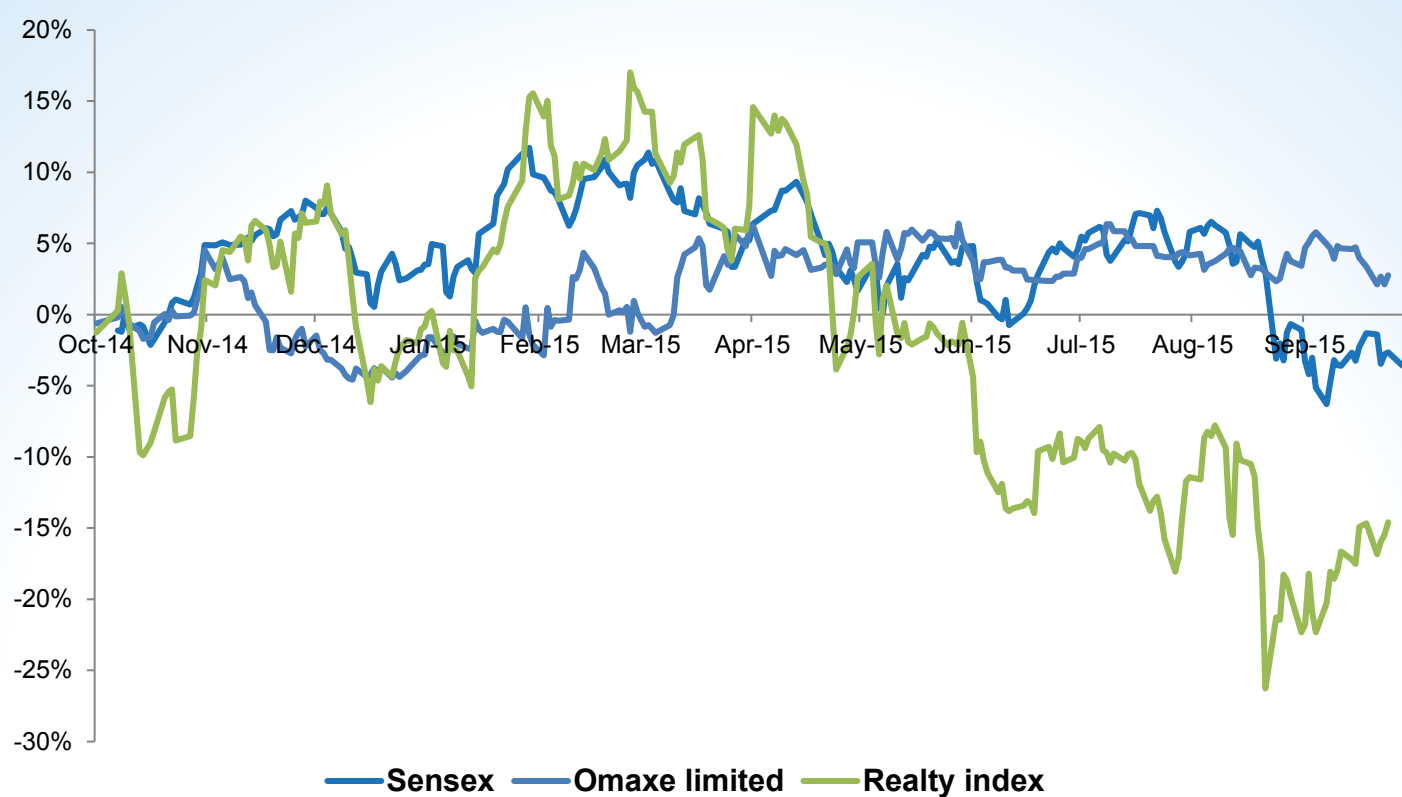
Shareholding Pattern

As on September 30, 2015



Category	No of Shares	Percentage Shareholding
Promoters	137,166,194	74.99%
Financial Institutions / Banks	4,410,441	2.41%
Foreign Institution Investors	19,501,304	10.66%
Bodies Corporate	15,001,203	8.20%
Individuals	5,083,655	2.78%
Others	1,737,743	0.95%
Total	18,29,00,540	100%

Omaxe Limited – Share price movement



Last Trading Price

As on November 03, 2015

INR 135.50

52 Week High

INR 140.00

52 Week Low

INR 122.95

Market Capitalization

INR 2,478 cr

Source: www.bseindia.com

Celestia Grand, Omaxe New Chandigarh



These independent villa floors with lift in Omaxe New Chandigarh is an abode of peaceful and spacious living. The 3BHK Residential Apartments in S+3 Floors are exclusively designed with modern amenities. The several facilities like club etc that are coming up in the township add to the beauty of owing a home.

Celestia Grand, Omaxe Royal Residency, Ludhiana



Based on a similar concept, Celestia Grand is one of the most prized properties in Ludhiana. Spacious villa floors with modern amenities and a beautiful surrounding that includes a modern club



New Horizons

Grand Omaxe, Lucknow



The spacious apartment on the strategic Gomti Nagar extension is a delightful offering from Omaxe. A prestigious address with world-class infrastructure and institutional development adjoining it, Grand Omaxe is a place to be. Modern facilities, superior amenities are its hallmark.

Villa in Omaxe Hills, Indore



These spacious villas in Omaxe Hills is one-of-its-kind offering in the cosmopolitan city of Indore. Brilliant architecture and lots of open and green spaces define these villas.



Image for Representation only.

Way to Success



Entertainment Zone “Oh!Max” in Omaxe Connaught Place



Omaxe Novelty Mall, Amritsar



India Trade Tower, Omaxe New Chandigarh



Omaxe Hazratganj Chowk, Lucknow

Dinos, the Taj and other spectacles in Noida



Photo: Nishu Malik



Rashmi, a member of the band Zikra (L), which performed near the Taj attraction



African acrobats earned many oohs and aahs for their balancing act



The dino attraction was very popular with kids



Sheena, lead dancer of the Rhythm group



Aman and Laila dressed as Salim and Anarkali

I wasn't just children who were excited about taking selfies with dinosaurs and characters in costume – their parents were equally enthusiastic about it at the Happy Family Carnival at Omaxe Connaught Place. The event was held to unveil the first phase of the entertainment zone Oh!Max at the Greater Noida mall, comprising Land of Dinosaurs and Secret Chambers of Taj Mahal. These attractions will open to the public by Diwali 2015. The excitement here featured a multitude of presentations and performances, from Rajasthani musicians to African acrobats.

Said Rohitas Goel, CMD, Omaxe Ltd, "Oh!Max is one of the most ambitious entertainment zones in North India. We are proud to bring it at this iconic mall in Greater Noida. Once operational, we hope that the 24 attractions, along with the shopping

mall, will bring in over 25,000 people into the mall from within a 100km radius." The 24 attractions at India's first indoor theme park based shopping mall include Land of Dinosaurs, The Secret Chambers of the Taj, Jungle of Amazon, Chocolate Factory, Miniature World, The Unsinkable Titanic, Treasure of Boy King, Tumbukhoom, Transformers, Chhota Bheem, Carousal and Toy Train, among others.

— Nishika Lal Sharma Group.com
« Russian dancers added some oomph to the event

Colours of Rajasthan

Hari om
HAND WRITERS

Jaipur Print Cottons
Black printed sarees, Dena material
Kurtis, Designer salt pieces,
Bouding (net & dry) suits,
Kurtis with inner pieces, Ghagra,
Jaipur Rajasthani Sarees

Agna Khan Hall
8, Shopan Das Road, Near World House
on 13th - 16th May, 2015
Ph: 09829146362
Timing: 10:30am to 8:00pm

Pandey said the funds raised from sale of these two land parcels would be used to meet working capital requirements and reduction in debt.

HDIL's net debt came down by 10.41 per cent during last fiscal at ₹2,942 crore as on March 31, 2015. HDIL has a land bank of 243.99 million sq ft. It has completed construction of 100 million sq ft since inception in 1977. It has 23 ongoing projects with 30.55 million sq ft area under construction.

Dragon Mart in Omaxe project

Realty firm Omaxe has leased 2 lakh sq ft of retail space to Chinese companies in its commercial project at Greater Noida.

The leasing deal was signed after a Chinese delegation comprising around 50 manufacturing and investment firms visited Omaxe's project at Greater Noida last week.

"Omaxe will develop the leased 2 lakh sq ft as 'Dragon Mart' for Chinese companies that will open and run retail outlets, offices, representative offices, exhibition centres and other such facilities," Omaxe said in a statement.

The retail space was leased to Giant Centre, part of Floret International Ventures.

Gurgaon-based Floret is a leading international trade consultant and service provider in the specialised market of China and India.

Omaxe CEO Mohit Goel said, "The Chinese companies would showcase their products in our shopping mall. The space would be leased at about ₹40 per sq ft.

The project 'Omaxe Connaught Place', with 1.9 million sq ft of area, has about 1.2 million sq ft of retail space.

In the remaining area, the company is developing office space and hotel.

OMAXE DEAL

Chinese cos to enter Dragon Mart at Noida

HT Correspondent

• letters@hindustantimes.com

NEW DELHI: Real estate major Omaxe has leased 200,000 sq ft of retail space to a Chinese delegation comprising 50 manufacturing and investment companies in its commercial project at Greater Noida, a move that coincided with Prime Minister Narendra Modi's visit to China where he invited Chinese firms to invest in India.

Modi's three-day China visit saw deals worth \$22 billion being signed between the two countries. China is India's biggest trading partner with bilateral trade totalling \$71 billion in 2014.

"Omaxe will develop the leased 2 lakh sq ft as 'Dragon Mart' for Chinese companies that will open and run retail outlets, offices, rep-

resentative offices, exhibition centres and other such facilities," the company said in a statement.

The retail space was leased to Giant Centre, a part of Floret International Ventures. Gurgaon-based Floret is a leading international trade consultant and service provider in specialised markets of China and India.

"Chinese companies would showcase their products in our shopping mall. Interested buyers would be able to test the sample products and place orders here," said Mohit Goel, CEO, Omaxe.

The space would be leased at about ₹40 per sq ft. The project "Omaxe Connaught Place", with 1.9 million sq ft of area, has about 1.2 million sq ft of retail space. In the remaining area, the firm is developing office space and hotel.

OMAXE TO CREATE 'DRAGON MART' IN OMAXE CONNAUGHT PLACE, GR. NOIDA

Giving a strong thrust to PM Narendra Modi's Make in India initiative and coinciding with his visit to China, a Chinese delegation comprising around 50 Chinese investment and manufacturing companies, visited Omaxe Connaught Place, Greater Noida. Omaxe will develop the leased 2 lakh sq. ft. as 'Dragon Mart' for Chinese companies which will open and run retail outlets, offices, representative offices, exhibition centres and other

such facilities. On the occasion, Mohit Goel, CEO, Omaxe Limited, said, "We are very excited with this association and shall create a never-seen-before Dragon Mart for Chinese companies. We also expect the Indo-China trade to grow further and hope more Chinese companies invest in India in manufacturing sector."

A first-of-its-kind concept in India, Dragon Mart will be a hub of Chinese manufacturers and retailers exploring and selling

their products on both B2B and B2C platform. The delegation also committed to invest around \$1 billion in India in various sectors in the next five years.

Giant Centre is a part of Floret International Ventures Ltd. Floret is a leading international Trade Consultant and service provider company in the specialised market of China and India.

Omaxe Connaught Place is fast emerging as a preferred destination for business community.

रियल्टी कम्पनियों के बदलेंगे दिन?

SMART CITY INDIA

BUZZING STOCKS

Hercules Hoists	Atlas Cycles	MEP Infra	NSE Midcap
162.30 ▲ 8.70	213.00 ▲ 11.20	51.90 ▲ 3.55	12965.7 ▲ 118.7
0.59m 19.60 ▼ 0.15	Oil India ¹⁰	79.88k 469.	NCDEX Chana
Union ¹ 0.13m 102.10 ▲ 0.45	Cummins ² 0.2		4251.00 ▼ 14.00

HOW LUCRATIVE IS TIER 2 REALTY?

THE Real(ty) DEBATE

मोहित गोयल

PM मोदी • मनरेगा का भ्रष्टाचार साखब उजागर करें, गे

ManChm¹⁰ 33k 279.60 ▼ 2.40

Mandna¹⁰

NIFTY 50 8606.00 ▼ 100.70



Omaxe names Ruparel as Independent Director

by Chhavi Vashishtha 5 days ago

Share on Facebook, Google+, Twitter, LinkedIn, Email, Print, RSS



Delhi-based real estate company Omaxe Limited has named Padmaja Ruparel as an Independent Director on board of the company. Ruparel brings more than two and a half decades of industry experience to her new role in Omaxe.

Mohit Goel, CEO, Omaxe Ltd, said, "We are very proud to have Ms. Padmaja Ruparel on the board of Omaxe Limited as an Independent Director. Being the President of the 'Indian Angel Network' and having successfully mentored many entrepreneurs and startups, we are confident that the distinguished and qualified, Ms. Ruparel's industry experience will bring in fresh perspective to the thought process and business principles followed at Omaxe Limited."

कार्यक्रम : क्लब हेवेन के उद्घाटन पर कर्निवाल क आयोजन

रोहित के गानों पर थिरके कदम

जगरण सदाशिव, बहादुरगढ़ : ओमेक्स सिटी बहादुरगढ़ में क्लब हेवेन के उद्घाटन पर कर्निवाल का आयोजन किया गया। इसमें इंडियन अंग्रेज फेम गायक रोहित सनो इस शाम के स्टार रहे। ओमेक्स सिटी के लोग उनकी गानों पर जमकर खुद थिरके। कर्निवाल का आयोजन स्थानीय आवाजगुरु के द्वारा इस ही में खुले क्लब हेवेन में किया गया। कार्यक्रम में कई हॉलीवुड गायकों का आनंद उड़ाया। बहादुरगढ़ में प्रसिद्धि पर लोग जम कर थिरके। इस दौरान रोहित सनो ने अपने बेस्ट गीतों से लोगों को मन मोह लिया। लोगों ने बहादुरगढ़ में प्रसिद्धि पर जम कर थिरके और गेम खेलें। सनो ही कई अन्य गीतकारों से लोगों ने मस्ती पूरी शाम बिताई। कर्निवाल के पक्ष में लोग का भी आयोजन किया गया। ओमेक्स में आयोजित हुई फैमिली डेय कर्निवाल सभी ओमेक्स के लोगों के लिए आयोजन का केंद्र रही।



कार्यक्रम में प्रस्तुति देते कलाकार।

जागरण

परिवारों ने मस्ती से बिताई शाम

अगर उजाला ब्यूरो

बहादुरगढ़। ओमेक्स सिटी के निवासी लोकड़ों परिवार शनिवार रात को गीत संगीत की जबरदस्त मस्ती में खोए रहे। सिटी के क्लब हेवेन में फैमिली-डेय के नाम से कर्निवाल का आयोजन किया। कार्यक्रम में बहादुरगढ़ गीतों पर लोगों ने जमकर डंस किया और गेम खेलें। साथ ही लोगों ने कई अन्य मस्ती भरी गतिविधियों में पूरी शाम बिताई।

ओमेक्स सिटी के क्लब हेवेन ने सभी को अपनी ओर आकर्षित कर रखा है। यहां मौज मस्ती और मन को खोले हुए, स्या, जिम, बैकवेट हॉल, काफ़ेस रूप, गेमिंग ज़ोन, टेबल टेनिस, बिलियर्ड्स पूल और मन को तरोताजा करने वाले कई अन्य इनडोर खेल हैं। यहां के निवासी इन पेशकशों को लेकर जबरदस्त उत्साहित हैं। शनिवार देर रात तक चले कार्यक्रम फैमिली-डेय में इंडियन आइडल फेम गायक रोहित शर्मा स्टार रहे।



आधुनिक शैली की प्रस्तुति भी देखिए।

लोग उनकी प्रस्तुतियों पर खूब थिरके। एक प्रसिद्ध ट्रुथ के डांस, कम्पिडी और फायर शो ने लोगों को मंत्रमुग्ध कर दिया। यह मौज मस्ती की एक पूर्ण शाम रही, जहां बच्चों को किड्स ज़ोन, बगी जर्निंग, बाउंस, कार्टून कैरेक्टर, डेड, नेल आर्ट, हुपला, मैजिक शो आदि गतिविधियों में आनंद उड़ाते देखा गया। गौरतलब है कि बहादुरगढ़ के ओमेक्स सिटी में करीब 1200 परिवार रहते हैं।

THE FOREST SPA

DEVELOPER
OMAXE LIMITED

LOCATION
SECTOR-93B, NOIDA
EXPRESSWAY

CONFIGURATION
3 & 4 BHK APARTMENTS
AND PENTHOUSES

CONSTRUCTION STATUS
IN PROGRESS

PRICE
UPWARDS OF ₹3 CR

POSSESSION
PHASED POSSESSION
STARTED



EXCLUSIVITY

Overlooking the vast forest reserve, the unique architecture distinguishes it from the rest. Each apartment is exclusively designed for indulgence and rejuvenation oozing out peace and serenity in every corner.



पूल मस्ती

बच्चों संग माताओं ने की पानी में अठखेलियां

स्वीडिश पूल में बच्चों संग अठखेलियां करती माताएं। बेहतर संग एक्टिविटीज स्पोर्ट्स और रैन डांस का सुख उठाते लड़के व लड़कियां। कार्टून कैरेक्टरों से खिलते बच्चे। कभी उनके हाथ खींचते तो कभी उनके साथ फीटो खिलवाते। स्वाजक व रोमांचकारी करलब दिखते कलाकार...। शनिवार को कुछ ऐसा ही मिलनमय नाजवा था। बहादुरगढ़ में बहादुरगढ़ क्लब हेवेन में आयोजित 'गोमन एंड किड्स : पूल मस्ती' कार्यक्रम का जिसका सुफ बच्चों ने साथ माताओं ने भी खुद उड़ाया। रंगारंग कार्यक्रम में बच्चों के लिए स्विफ्ट पंचायतों, कार्टून कैरेक्टरों व लकी ड्रॉ की खेदना भी गई थी। गतिविधियों के लिए मोहरी खाने वाले, होवर स्टाइलिंग, ब्यूटीशियन मौजुद थे। यही, एक्टिविटीज स्पोर्ट्स में 'बगी जर्निंग', 'किड्स बॉलिंग', 'स्विमिंग पूल पेंटविटोज', 'गटर जर्निंग' थे।



ओमेक्स लिमिटेड ने पदमजा रूपरेल को स्वतंत्र निदेशक नियुक्त किया

नई दिल्ली | ओमेक्स लिमिटेड ने पदमजा रूपरेल को निदेशक मंडल में स्वतंत्र निदेशक नियुक्त किया है। कंपनी के सीईओ मोहित गोयल ने बताया ओमेक्स लिमिटेड ने 9 राज्यों के 30 शहरों में तेजी से पांव पसारें हैं। कंपनी के खाते में विविध उत्पादों का पोर्टफोलियो हैं, जिसमें एकीकृत टाउनशिप, ग्रुप हाउसिंग परियोजनाएं और होटल परियोजनाएं शामिल हैं। कंपनी वर्तमान में 42 रीयल एस्टेट परियोजनाएं चला रही है जिनमें 14 ग्रुप हाउसिंग, 18 टाउनशिप, 10 कमर्शियल होटल शामिल हैं।

ओमेक्स के प्रतिष्ठित वाटरस्केप्स आवासीय अपार्टमेंट का भूमि पूजन

लखनऊ। ओमेक्स के बहुप्रतीक्षित स्टेट-ऑफ-दी-आर्ट वाटरस्केप्स का गोमतीनगर विस्तार स्थित साइट पर बहुस्पतिवार को भूमि पूजन संपन्न हो गया। इस मौके पर ओमेक्स लिमिटेड के सीईओ मोहित गोयल ने कहा कि लखनऊवासियों ने ओमेक्स की परियोजनाओं पर भरोसा किया है और हम अपने बहुमूल्य ग्राहकों को विश्वास कभी नहीं टूटने देंगे।



वाटरस्केप्स का परिचय देते हुए उन्होंने बताया कि लगभग 22 एकड़ में फैली इस परियोजना में 3 बीएचके या 3 बीएचके प्लस सर्वेट प्लेट उपलब्ध है। इसकी सबसे बड़ी खासियत है कि इस अपार्टमेंट में लखनऊ का प्रथम मानव रचित बीच का निर्माण किया जाएगा। जो कि आपको समुद्र किनारे बैठकर सन-बाथ का लुत्फ उठाने का एहसास दिलाएगा। यह आवासीय अपार्टमेंट मेट्रो प्रोजेक्ट, आईटी सिटी और अंतर्राष्ट्रीय क्रिकेट स्टेडियम के बिल्कुल समीप है।

ओमेक्स ग्रुप ने किया आयोजन



The borrowing cost for both developers and buyers is high and the prevalence of such a scenario for a long period of time can erode company's profitability and keep buyer's away from the market. A lot of demand in commercial and residential space has been coming from tier II and III cities including non-metros, like Lucknow, Chandigarh etc. These markets have evolved over the years and opportunities in the service sector have been immense which has resulted in higher aspiration value for better living. These cities offer skilled manpower and therefore developers are positive about these markets.

Mohit Goel, CEO, Omex Limited.

Omex Consolidated Net Profit for Q2 FY15 stands at Rs 13.88 crore

Omex Limited, one of India's leading Real Estate companies, headquartered in Delhi, reported Consolidated Income from Operations of Rs 378.92 crore for the quarter ended September 30, 2014 as compared to Rs 365.45 crore for the quarter ended September 30, 2013, an increase of 4 %.

Consolidated Net Profit for the quarter stood at Rs 13.88 crore as compared to Rs 18.15 crore posted in the quarter ended September 30, 2013.

FINANCIAL HIGHLIGHTS

Particulars	Q2 FY15	Q2 FY14	Change
Consolidated Income from Operations (INR Cr.)	378.92	365.45	3.69%
EBITDA (INR Cr.)	73.88	55.58	23.88%
Consolidated NP (INR Cr.)	13.88	18.15	-23.52%

Consolidated Net Profit for the quarter stood at Rs 13.88 crore as compared to Rs 18.15 crore posted in the quarter ended September 30, 2013.

BUSINESS HIGHLIGHTS FOR Q2 FY15 AND FOR H1 FY 15:

- The company during the quarter sold 1.06 mn sq. ft. valued at approximately Rs 471 crore. Group Housing project at New Chandigarh contributed 0.6 mn sq. ft with a sale value of Rs 264 cr while residential built-up in Omex City Centre, Faridabad contributed 0.14 mn. sq. ft with sales value of Rs 62 cr. Further India Trade Centre and Omex Connaught Place, Greater Noida, Forest Spa, Noida, and Group Housing at Vrindavan were the major contributors with a combined sales value of Rs 106 cr. For the half year ended September 30, 2014, the company sold 1.69 mn sq. ft valued at approximately Rs 672 crore.
- The Company delivered 1.20 mn sq. ft. of space during the quarter across various projects at Bahadurgarh, New Chandigarh, Faridabad, Jaipur amongst others.
- For the half year ended September 30, 2014, our company has delivered 2.16 mn. sq. ft of spaces across its projects.



Omaxe repays ₹135-crore debt

COGENCIS

New Delhi, January 28

Delhi-based real estate developer Omaxe Ltd has paid off ₹135 crore of debt during the quarter ended December, and plans to raise fresh debt by March in to bid for a 25-acre land in Noida, Chief Executive Officer Mohit Goel told Cogencis.

The company's total debt during the quarter ended September was ₹1,000 crore.

According to Goel, the company's ambitious plan of a housing project in Noida, for which it is planning to buy 25 acres, has not been able to start as the Uttar Pradesh government delayed the auctions of land under its affordable housing schemes.

The cost of acquiring 25 acres, which would have a saleable area of 5 million sq ft, would be around ₹500-600 crore, Goel had earlier said.

Omaxe to sell non-core land worth ₹150 crore

Realty firm Omaxe is looking to raise about Rs 150 crore through sale of non-core land parcels as part of its strategy to focus on completion of ongoing real estate projects and cut debts. According to sources, the Delhi-based developer is in advance stage of talks to sell two land parcels at Yamuna Nagar and Visakhapatnam. The sale value of these two parcels could be worth about Rs 150 crore, they added. Omaxe is selling about 100 acres at Yamuna Nagar in Haryana, while it has 20 acres in Visakhapatnam, sources said.

बॉनफायर और भंगड़ा के साथ मनाई लोहड़ी



लुहरी के त्योहार में लोगों ने विभिन्न कार्यक्रमों का आयोजन किया। इस मौके पर लोकप्रिय गायक-गायिकाओं ने हार्दिक गान सुन कर खेती करने वाले लोगों को प्रेरित किया। बच्चों ने भी बॉनफायर जलाया और भंगड़ा किया। लुहरी के त्योहार में लोगों ने विभिन्न कार्यक्रमों का आयोजन किया। इस मौके पर लोकप्रिय गायक-गायिकाओं ने हार्दिक गान सुन कर खेती करने वाले लोगों को प्रेरित किया। बच्चों ने भी बॉनफायर जलाया और भंगड़ा किया।

04 REALCONCERN

WITHOUT A COMPREHENSIVE AND COORDINATED POLICY, WE CANNOT EVEN THINK OF 'HOUSING FOR ALL BY 2022'

A FUND LIKE 'AFFORDABLE HOUSING FUND' AND REVISION OF SECTION 80B (10) IS A MUST FOR 'HOUSING FOR ALL'

CEOSPEAK

'BUDGET 2015-16 WAS A BIG DISAPPOINTMENT FOR THE SECTOR!'

We pinned a lot of hope on it, but nothing concrete came out of it. This will delay the revival of the sector: Rohitas Goyal

PRABHAKAR SINHA
@prabhakar_sinha

Rohitas Goyal, CMD of Omaxe Group, in an interview with Real Concern, says that owing to the economic slowdown a number of initiatives in the country have been put on hold and that the government has to take corrective measures to revive them.

The real estate sector, too, is in a similar situation and needs oxygen in the form of a broad spectrum business-friendly policy in the country for revival, Goyal said.

Goyal listed up a list of measures to rev up the realty market: Infrastructure status, tax incentives, revision of Section 80B (10) for affordable housing segment, and legislating unaccounted money (not in-govern money) in the sale-purchase of housing units, etc.

Excerpts from the interview:

WHAT IS YOUR COMMENT ON BUDGET 2015-16? HOW WILL IT AFFECT THE SECTOR?

So, let me be very blunt: the Budget was a big disappointment for the sector. We pinned a lot of hope on it, but nothing concrete came out of it. If the government does not take corrective measures soon, it will delay the revival of the sector.

In fact, we were very happy with the announcement of Prime Minister Narendra Modi's dream project—housing for all by 2022—last year. If this project has to be imple-



mented within the given time, it will open up great opportunities to the realty sector. But it requires certain enabling measures.

We were expecting the government to start announcing these en-



abling measures in this Budget. Nothing has happened! It is really a setback for the sector as well as implementation of the 'housing for all' project. If the government wants to revive the sector, which will also help almost 200 other industries, it must introduce real estate-friendly policies. The real estate is a very specialized and critical for the economy as a whole market.

IS THERE ANY TAKE AWAY FROM THIS BUDGET?

Of course! The Budget gives a road map for realizing India's growth potential and fosters the much-needed consolidation to infrastructure. Taking cue from the Union government's emphasis on growth and development, the RBI will have more room for lowering interest rates. The recent cut in the repo rate is good, but not enough.

A combination of tax incentives

and lower home loan rates will give the much-needed fillip to the sector. Rationalization of capital gains tax regime for NRIs is also a welcome decision, which will provide more investment opportunities to people having disposable incomes.

KEEPING THE POSITIVE STEPS OF GOVERNMENT IN MIND, DO YOU THINK MISSION 'HOUSING FOR ALL BY 2022' IS POSSIBLE?

So, No! Without a comprehensive and coordinated policy, we cannot even dream to pick up the gauntlet. According to a report, almost a quarter of Indian households lack adequate housing. So, there is huge demand of housing, especially from the poorer sections.

The question is how can it be implemented, let alone completed? The government should immediately introduce a specific fund like 'affordable housing fund' and revise

Section 80B (10) under which tax concessions are given to developers who build houses in the affordable segment.

WHAT ARE THE URGENT REFORMS NEEDED TO BOOST MARKET?

All the policy level, first of all, the real estate sector should be granted infrastructure status. This is a genuine demand. Housing development involves undertaking large-scale urban infrastructure projects.

Right now, if I get any kind of chunk—either from any development authority or directly from farmers—I have to get more than 40 approvals from different agencies like central, state, urban, and local bodies. Further, multiple factors add to the existing complex process, leading to uncertainties and delays in approvals that take about two to three years to obtain all the necessary approvals.

Apart from this, approvals from various civic authorities should be streamlined. If a developer buys land in a Master Plan zone, he should not be obliged to obtain any other approval as this defeats the intent and purpose of a Master Plan, apart from introducing corruption and delays into the system.

Even in the new zone where government agencies grant change in land use, all the approvals required to construct housing projects should be looked into in advance by the authorities concerned.

We expect the RBI to have more room for lowering interest rates. Only a combination of tax incentives and lower home loan rates will boost the prospects of the sector.

WHAT IS CURRENT STATUS OF THE REALTY MARKET?

For end users and investors, market is quite good—it is there this is the right time to buy property.

WILL 'SWACHH BHARAT ABHIYAN' HELP PROVIDE QUALITY LIFE IN YOUR PROJECT?

Swachh Bharat is prerequisite for a decent living—and it is the right of every citizen, rich or poor. The objective of this mission is commendable. We sincerely hope this will lead to a clean and developed India.

With inputs from A K Tiwari



Devalkoti, Zirakpur, Shikha Highway, Kasauli Road, Panchkula and Khanna-Ludhiana Road.

Price bracket

Upcoming residential projects in Chandigarh are more concentrated in the affordable segment than the premium ones. New projects being launched within the price range of Rs 20-40 lakh are witnessing good number of transactions.

Mohit Goel, CEO, Omaxe Ltd. said, "The idea of self-sustained townships is fast catching up in New Chandigarh. New Chandigarh can also be the wisest choice in terms of choosing a property. The market of real estate in New Chandigarh is expected to grow at the rapid speed in the coming years. Omaxe has always played a key role in the socio-economic development of New Chandigarh. Every project of ours sets a benchmark and we hope to strengthen our association with India further in the coming year."

Future of Chandigarh

With major infrastructure projects and industrial corridors being planned, a new wave of development is soon going to sweep the region, especially Punjab and Haryana, the credit goes to the Metro rail project, upgradation of Chandigarh Airport to international standards, conversion of all bitumen roads into RCC roads etc. The Government of Punjab with its new industrial and business policy has taken steps in this regard. In the words of the hour to deliberate on issues that are critical to the

“THE UPCOMING LOCALITIES HAVE WITNESSED 30-50% APPRECIATION IN THE PAST COUPLE OF YEARS AND ARE EXPECTED TO GROW FURTHER ONCE THE GOVERNMENT PROVIDES ADEQUATE INFRASTRUCTURAL FACILITIES SUCH AS SEWAGE, ROADS, WATER AND OTHER CIVIC AMENITIES”



MOHIT GOEL
CEO, OMAXE LTD.

growth of housing and urban infrastructure sector in the region and create a road map for the authorities and industry to usher in holistic and planned development of the region in a sustainable manner.

Similarity in culture, philosophy and lifestyle needs with Chandigarh makes New Chandigarh high on the priority list of homebuyers. In the next three years, the prospect and landscape of New Chandigarh will transform considerably and that will drive appreciation in the property market. During that time the prospect in New Chandigarh will see more than 100% appreciation as compared to 10-20 per cent in Mohali, Panchkula, Zirakpur and old Chandigarh.

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a self-sustainable city, which by definition means that the city will be able to independently support livelihood and habitation within its perimeter. A 300-acre Medicity, 1700-acre Education City, a state-of-the-art Cricket stadium and Mera Ball have been proposed. In fact, the foundation for a Cancer Hospital has already been laid. Hockey Inn and more hotels of various sizes are being planned to cater to a large number of MNCs, workforce and tourists. More service driven industries like IT and ITES, tourism, healthcare etc. will be facilitated to provide job opportunities and better lifestyle. The city will have no overhead wires and cables.

“THE AVAILABILITY OF MODERN SOCIAL INFRASTRUCTURE, CIVIC AMENITIES, LIFESTYLE FACILITIES AND TECHNOLOGY DRIVEN SERVICES WILL DEFINE SMART CITY AND NEW CHANDIGARH HAS LAID THE FOUNDATION FOR ALL THESE”

MARCH-APRIL 2015
PROPERTY EXPERT

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New Chandigarh Seeing Daylight

Ever since the Punjab Government conceived New Chandigarh as the first eco-town of Punjab, the basic work and foundation of it is being seen on the ground. Like Chandigarh this is again showing signs of being a well-planned city with better amenities and infrastructure.

By: Deepshikha Singh



The Punjab Government is committed towards creating New Chandigarh on 15000 acres of land as a self-sustained modern city and has even allocated approximately Rs 1200 crore in the Budget. The availability of modern social infrastructure, civic amenities, lifestyle facilities and technology driven services will define Smart City and New Chandigarh has laid the foundation for all these.

A Medicity, Education City, Cricket stadium, Mera Ball have all been proposed. In fact,

the foundation for a Cancer Hospital has already been laid. More service driven industries like IT and ITES, tourism, healthcare etc. will be facilitated to provide job opportunities. New Chandigarh is planned and is being developed not as an alternative to Chandigarh but as a self-sustained Intelligent Smart City with no overhead wires and cables, low carbon emissions, lake and waterfront, golf course etc. Apart from this, the natural beauty of the Shivaliks will add to the beauty of a peaceful and Smart life in New Chandigarh. The endeavour is to make New Chandigarh

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On the other hand, Chandigarh's real estate market witnessed a slump in real estate sector in the past but post formation of new government we are witnessing positive trends with residential values noting an average appreciation of 10% across the city. There has been noticeable growth in the city's suburban localities such as New Chandigarh, Panchkula, Mohali, Zirakpur and Devalkoti in

terms of upcoming projects, growing demand and appreciating values.

There are very few new projects coming up in the central business district areas in Chandigarh as the city has reached a saturation point in terms of prevailing prices and land availability for new developments.

Pros and cons of this area

Suburbs are rapidly developing around Chandigarh because of increasing within the city but provision of adequate infrastructure to support the residential development is still a concern among developers.

Who are the buyers here?

With reduction in basic rates and interest rates because of improving economy the buyers are coming back to real estate market and it is expected that 2015 will prove to be a good year for real estate. Buyers are looking to invest in properties in this area as an investment option, as the area is expected to provide high returns in the coming years. Also 50% from Punjab's lowest back home and with Chandigarh to become the first Smart City they are looking to invest in the area.

The upcoming localities have witnessed 30-50% appreciation in the past couple of years and are expected to grow further since the government provides adequate infrastructural facilities such as sewage, roads, water and other civic amenities.

Few of the active developers who have launched affordable projects are Ansal APN, Omaxe Ltd., Ind-South Land Ltd., DLF Ltd. and Pearl Infrastructure Projects Ltd. in localities such as

New projects being launched within the price range of Rs 20-40 lakh are witnessing good number of transactions.

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