

# the-bridge

APRIL - JUNE, 2011 ISSUE 1

## Growth

Life is change,  
Growth is optional.  
Choose wisely.





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**New bookings during Q1 - 2.62 mn sq. ft.**

**Total area booked till 30th Jun. 2011 - 41.83 mn sq. ft.**

Plotted Development	1.53 mn sq. ft.
Built-up (Villas, GH, Floors)	0.73 mn sq. ft.
Commercial (Plotted, Built-up)	0.36 mn sq. ft.

**Value of bookings Rs. 5,222 mn.**

## **New Launches:**

Plots at Omaxe Chandigarh Extn. PH II, Mullanpur	88,680 sq. yd.
EWS at Omaxe City Rohtak	42,166 sq. ft.
LIG and EWS at Omaxe Eternity Vrindavan	2,41,920 sq. ft.
SCO at PDA Omaxe City Patiala	8,515 sq. yd.

**Area offered for possession during the quarter – 2.39 mn sq. ft.**

## **Major projects contributing to revenue in the Quarter:**

- Omaxe Connaught Place, Greater Noida (Commercial Built-up)
- PDA Omaxe City Patiala (Residential & Commercial Plots)
- Pearls Omaxe, Delhi (Commercial Built-up)
- Grand Omaxe, Noida (High and Mid- Income Group Housing )
- Omaxe Chandigarh Extn., Mullanpur (Residential Plots & Low – Rise Group Housing)

# New Horizons



Perspective view

Launched EWS/LIG flats in Omaxe Eternity, Vrindavan - an integrated township.

Continuous flow of devotees and easy connectivity to nearby places makes it highly attractive.

Launched freehold Shopping-cum-Office space in PDA Omaxe City, Patiala.

On offer in Phase II are 50 shops in the sizes of 35 sq yd, 60 sq yd, 120.24 sq yd, and 200 sq yd and is part of PDA-Omaxe City, a self-sufficient township in Patiala.

This is followed by overwhelming response to Phase-I.



Perspective view



Actual view

As part of phase II, launched plots in Omaxe Chandigarh Extension, Mullanpur.

Strategic location, an upcoming residential and commercial hub in vicinity of Chandigarh.





Actual view



**Offered possession of plots in Omaxe City, Palwal.**

Plots in the range of 199-921 sq. Yards

Adorned with shopping mall, dispensary, school and facilities like swimming pool, sauna, steam; Omaxe City is a complete delight.



Actual view



**Offered possession of villas in Omaxe City, Palwal.**

These stunning villas are of 200 square yard.

Strategically located on Delhi Agra Highway.

Omaxe City offers excellent facilities, besides greenery making it a hot destination for home seekers.



Actual view



**Offered Possession of plots in Omaxe City, Bhiwadi.**

With the presence of several industrial units, Bhiwadi has emerged as a residential and commercial hub.

Omaxe City, Bhiwadi is well connected from Gurgaon, Faridabad and Delhi Offers facilities like fitness centre, swimming pool, club house etc.



Actual view

**Offered possession of villas in Omaxe City, Bhiwadi.**

2/3 bedroom duplex on offer with quality specification and features.

Omaxe City is well connected to Delhi and adjoining areas. Excellent facilities are the highlights of Omaxe City.



Actual view

**Offered possession of Pearls Omaxe, Wazirpur, Delhi.**

Strategically located on the Ring Road in Netaji Subhash Place, Wazirpur in Delhi.

4 floors of shopping and 8 floors of ultra-modern office space, it is vast, elegant and scientifically planned for greater space utilisation.

Built on approx. 2,91,000 sq. ft.



Actual view

**Offered possession of Omaxe Plaza, Ludhiana.**

Strategically located and well connected to all the residential areas with environment friendly and beautifully landscaped open area.

Spread over 1.51 lakh sq. feet. The mall is a 5 floor, contemporary designed fully air-conditioned Mall with Entertainment Zone, Food Courts & specialty restaurants, glass lifts and escalators among other amenities.







Actual view

## 2 AND 3 BR IN GRAND OMAXE, NOIDA EXPRESSWAY.

Grand Omaxe is spread in approx. 29 acres in Sector-93B, Noida Expressway.

Easy connectivity, convenience of modern life, healthy environment and ambiance, superior design, high quality construction makes Grand Omaxe a strategic buy.



Actual view

## OMAXE HEIGHTS AT SECTOR-86, FARIDABAD.

Approx. 2000 spacious apartments and convenience of a self-contained complex.

The complex comprises 2 /3/4 bedroom apartments with an area choice of 1165 sq ft/ 1475 sq ft. / 2350 sq. ft.

Not only offers home, but country club lifestyle to match the ambiance.



Actual view

## OMAXE ETERNITY, VRINDAVAN.

First of its kind integrated township, in Vrindavan

Located close to ISKCON Temple and Akshay Patra; facilitates easy accessibility and connectivity.

Offers facilities like Large Temple Complex, Dharamshala, Yoga / Meditation Centre, Central Park with Musical Fountain, large open green spaces, local shopping area etc.

# Way to Success



Actual view

## **VILLAS IN OMAXE WATERFRONT, ALLAHABAD.**

A part of Omaxe Waterfront, exquisitely designed Hi-Tech city is spread in approx. 1535 acres, right in front of sangam of three sacred rives.

These villas are both in the affordable and luxurious category.



Actual view

## **FLOORS IN ROYAL RESIDENCY, LUDHIANA.**

Independent Villa Floors in Omaxe Royal Residency, Ludhiana, a mini township spread over meticulously landscaped area of approx 36 acres providing an ideal environment to live, work, play.

These G+3 Floors are in the sizes ranging from 1590 sq ft to 1620 sq ft.



Actual view

## **PLOTS AND VILLAS IN OMAXE CITY, BATHINDA.**

Omaxe City, Bathinda is a self contained township spread in approx 72 acres.

Plots having wide spectrum of choice between 200 -650 sq. yards and villas between 200-350 sq. yards with BUA of 1232 sq ft to 2825 sq ft (2 BHK-4 BHK, Expandable Villas).

Landscaped green, commercial complex highlights of Omaxe City.



# Infrastructure Updates

## NEARING COMPLETION



Actual view

Modern Jail at Faridkot, Punjab.

Contract awarded by Punjab Infrastructure Development Board and Punjab Public Works Deptt. Space for 2000 inmates.

Facilities like video conferencing, hospital, administrative block, training centre cum canteen and library blocks, solar water heater system, rainwater harvesting, sewage treatment plant etc.



Actual view

Modern Jail at Kapurthala, Punjab.

Contract awarded by Punjab Infrastructure Development Board and Punjab Works Deptt. Space for 2000 inmates.

Facilities like video conferencing, hospital, administrative block, training centre cum canteen and library blocks, solar water heater system, rainwater harvesting, sewage treatment plant etc

## COMPLETED

Township at Dariba, Rajasthan, awarded by M/S Hindustan Zinc Limited, Vedanta Group.



# Financial Highlights

Comparative Performance (Rs. mn)		
Particulars	Quarter Ended 30 <sup>th</sup> Jun.	
	FY 2012	FY 2011
Financials		
Net Sales	3,339	2,565
EBIDTA	621	520
PBT	297	293
Tax	97	76
PAT	200	217
EPS (Rs.)	1.15	1.25
Key Ratios		
EBIDTA Margin	18.86%	20.55%
PAT Margin	6.09%	8.59%
Debt / Equity Ratio	0.87	1.10

Balance Sheet Details as on 30 <sup>th</sup> Jun. 2011 (Rs. mn)	
Net Worth	16,977
Consolidated Gross Debt (including deferred land payment)	14,775
Cash & Bank Balance	1,996
Net Debt	12,779
Inventory	13,077
Work In Progress	60,242
Net Current Assets	30,605
Cumulative Net Customer Advances	40,078



# Financial Highlights

Consolidated Debt Position as on 30 <sup>th</sup> Jun. 2011 (Rs. mn)	
Gross Opening Balance (as on 1 <sup>st</sup> April. 2011)	15,523
Less: Repaid during Q1(after adjusting accrued interest)	1,638
Add: New Project Loan Aailed	890
Gross Debt Position (as on 30 <sup>th</sup> Jun. 2011)	14,775
Debt Repayment Plan (Rs. mn)	
Scheduled Debt Repayment in FY 2012 (9 Months)	4,154
Scheduled Debt Repayment in FY 2013	4,117

Cash Flow Position (Rs. mn)	
Particulars	Q1 FY 2012
Cash Flow from Operations (A)	5,382
Less:	
Construction, Land & Overheads	2,856
Selling & Administration Expenses	923
Interest Payments	380
Debt Repayments	1,906
Total Outflows (B)	6,065
Add:	
New Borrowings from Banks/FIs (C)	890
Balance (A-B+C)	208

# Shareholding Pattern

Category	No. of Shares	Percentage Shareholding
Promoters	154,725,636	89.14
Financial Institutions / Banks	3,198,360	1.84
Foreign Institutional Investors	1,405,169	0.81
Bodies Corporate	7,973,880	4.59
Individuals	5,920,522	3.41
Others	343,433	0.20
TOTAL	173,567,000	100.00
Total Number of Shareholders		
Data as on 30 <sup>th</sup> Jun. 2011		



- Pick up in commercial sales – sigh of relief to many;
- Borrowing cost increased by more than 150 bps for developers and end users over a period of 6 months – putting further pressure on margins;
- Policies for land acquisition are getting framed – long term positive;
- Competition in smaller cities getting tough – developers with comparatively low cost land bank at advantage;
- Cost of construction materials have stabilized;
- Approvals for new projects are on slow trajectory – artificial curtailment of supply.

## Risk Mitigation Strategies

- Well diversified and geographically spread land bank – a natural safeguard from regional risk – presence in 40 cities in 12 States including infrastructure business;
- Monetization of non-strategic land parcels, though smaller in size, still add to cash inflows;
- Focus on execution and recovery – target completion for FY 2012 – 20 mn sq. ft.;
- Phased launches of new projects and product category depending upon need of market – approx. 6 mn sq. ft. of more projects to be launched in FY 2012;
- Slowly adding low cost land in the kitty for future growth – acquired close to 50 acres more at Chandigarh during first quarter of FY 2012.

# Omaxe to Reduce Gross Debt by ₹327 Crore

**RAVI TEJA SHARMA**

NEW DELHI

Delhi-based listed builder Omaxe will raise ₹300

from ₹112.5 crore in the year-ago period. This dip in profits is attributed to the fact that most revenues in 2010-11 came from pro

## Auction of commercial site in Omaxe City fetches ₹1.6 lakh bid

**THE PDA ADVANTAGE** Second round of auction for shops and office space to take place on Wednesday

IT Correspondent

indianexpress.com

The auction of com



THE SHOPS AND OFFICE SPACE ON OFFER ARE

## Omaxe eyes sales of ₹1.8K cr in FY'12



REALTY firm Omaxe on Tuesday said it expects to sell projects worth ₹1,800 crore in 2011-12 and

also not delin

## Omaxe set to focus on small towns

Omaxe is shifting focus to Tier II and Tier III cities as inventory piles up in Tier I cities. The company has also identified low-rise housing and plotted developments as the

## ਪੀ. ਡੀ. ਏ-ਓਮੇਕਸ ਸਿਟੀ ਦੀ ਬੋਲੀ 'ਚ ਤਿੰਨ ਗੁਣਾ ਰੇਟਾਂ 'ਤੇ ਵਿਕੇ ਕਮਰਸ਼ੀਅਲ ਪਲਾਟ



ਪੀ. ਡੀ. ਏ-ਓਮੇਕਸ ਸਿਟੀ ਦੇ ਕਮਰਸ਼ੀਅਲ ਪਲਾਟਾਂ ਦੀ ਬੋਲੀ ਦਾ ਦਿਸ਼।

(ਵਿਸ਼ਵਪ੍ਰੀਤ)

ਬਾਰਨ, (ਪਟਿਆਲਾ), 5 ਅਪ੍ਰੈਲ ਨਿਲਾਮੀ ਵਿਚ ਪੀ. ਡੀ. ਏ-

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## एशिया की सबसे बड़ी जेल का काम पूरा

उत्तराखण्ड की सबसे बड़ी जेल का काम पूरा हो गया है।

## अल्प आय भवनों के निकाले लकी ड्रा

वृन्दावन, (विष्णु शर्मा): ओमेक्स समूह के छटीकरा मार्ग पर निर्माणाधीन हाउसिंग प्रोजेक्ट ओमेक्स इंटरसिटी में निम्न और अल्प आय वर्ग के उपभोक्ताओं के लिए

## ओमेक्स इंटरसिटी में हुआ मकानों का आवंटन





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Thank  
You!!!!