

December 13, 2016

The Secretary BSE Limited Phiroze Jeejeebhoy Towers Limited Dalal Street , Mumbai 400 001	The Secretary National Stock Exchange Limited Exchange Plaza Bandra Kurla Complex Bandra (E) Mumbai 400 051
Security code: 532880	Symbol: OMAXE
Fax No 022-22723121/2037/39/41/61	Fax No 022-2659 8237/38

Sub: Standalone and Consolidated Unaudited Financial Results of the Company for the Quarter and Half year ended September 30, 2016

Sir,

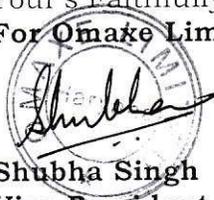
Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015), please find enclosed herewith the following:

1. Standalone and Consolidated Unaudited Financial Results of the Company for the Quarter and Half year ended September 30, 2016 along with the Report on Limited Review, conducted by the Company's Statutory Auditors i.e. M/s Doogar & Associates, Chartered Accountants, for the Quarter and Half year ended September 30, 2016.
2. Consolidated Unaudited Financial Results of the Company for the Quarter and Half year ended September 30, 2016 to be published in the newspapers in terms of Regulation-47 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015.

Kindly note that the above referred shall be available at the website of the Company i.e. www.omaxe.com

Thanking You

Your's Faithfully
For Omaxe Limited



Shubha Singh
Vice President-Legal
& Company Secretary
Encl: a/a

"This is to inform that please make all correspondence with us on our **Corporate Office** Address only"

OMAXE LTD.

Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019.
Tel.: +91-11-41896680-85, 41893100, **Fax:** +91-11-41896653, 41896655, 41896799

Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon - 122 001,(Haryana)
Toll Free No. 18001020064, **Website:** www.omaxe.com, **CIN:** L74899HR1989PLC051918

DOOGAR & ASSOCIATES

Chartered Accountants

LIMITED REVIEW REPORT

The Board of Directors

Omaxe Limited
19-B, Omaxe celebration Mall
Sohna Road, Gurgaon
Haryana

Dear Sirs,

1. We have reviewed the accompanying statement of unaudited standalone financial results ("the Statement") of Omaxe Limited ("the Company") for the quarter and half-year ended September 30, 2016. Attention is drawn to Note 8 & 9 to the Statement that the figures for the corresponding quarter and half year ended September 30, 2015, including the reconciliation of net profit under Ind AS of the corresponding quarter and half year ended which are included in the statement have been approved by the company's board of directors and have not been subject to limited review by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on the statement based on our review
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable accounting standards, as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2015 read with SEBI Circular CIR/CFD/CMD/15/2015 dated November 30, 2015 and SEBI Circular CIR/CFD/FAC/62/2016 dated July 5, 2016 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Doogar & Associates

Chartered Accountants

Reg. No.000561N

(M. K. Doogar)

Partner

M. No. 80077

Place: New Delhi

Date: 13th December, 2016

DOOGAR & ASSOCIATES

Chartered Accountants

LIMITED REVIEW REPORT

The Board of Directors

Omaxe Limited
19-B, Omaxe celebration Mall
Sohna Road, Gurgaon
Haryana

Dear Sirs,

1. We have reviewed the accompanying statement of unaudited consolidated financial results ("the Statement") of Omaxe Limited ("the Company"), its subsidiaries, its associate and jointly controlled entity ("the Group") for the quarter and half-year ended September 30, 2016. Attention is drawn to Note 8 & 9 to the Statement that the figures for the corresponding quarter and half year ended September 30, 2015, including the reconciliation of net profit under Ind AS of the corresponding quarter and half year ended which are included in the statement have been approved by the company's board of directors and have not been subject to limited review by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on the statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of group personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. We did not review the interim financial results of 1 subsidiary company and 162 group companies pursuant to Ind AS 110, included in the Statement, whose interim financial statements reflect total revenue of Rs. 135.91 lakhs and Rs. 159.20 lakhs for the quarter and half year ended September 30, 2016 respectively, total profit/(loss) after tax of Rs. (17.97) lakhs and Rs. (24.85) lakhs for the quarter and half year ended September 30, 2016 respectively and total assets of Rs. 14,148.11 lakhs as at September 30, 2016. These interim financial results are un-reviewed and have been furnished to us by the management of the group and our report on the consolidated financial results, in so far as it relates to the amounts included in respect of those subsidiary / group companies, is based solely on such un-reviewed interim financial results. In our opinion and according to the information and explanation given to us by the management of the group, these interim financial results are not material to the Group.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable accounting standards, as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2015 read with SEBI Circular CIR/CFD/CMD/15/2015 dated November 30, 2015 and SEBI Circular CIR/CFD/FAC/62/2016 dated July 5, 2016 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Doogar & Associates

Chartered Accountants

Reg. No.000561N



(M. K. Doogar)

Partner

M. No. 80077

Place: New Delhi

Date: 13th December, 2016

Omaxe Limited

Regd. Office: 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122 001, (Haryana)

Corp. Office: 7, LSC, Kalkaji, New Delhi-110019

CIN: L74899HR1989PLC051918, Website: www.omaxe.com, Email: info@omaxe.com

Tel: 91-11-41893100, Fax: 91-11-41896653

Statement of Standalone/Consolidated Unaudited Financial Results for the quarter and half year ended September 30, 2016

(Rupees in Lakhs)

Particulars	Standalone				Consolidated					
	Quarter ended		Half Year ended		Quarter ended		Half Year ended			
	30.09.2016	30.06.2016	30.09.2015	30.09.2016	30.09.2015	30.06.2016	30.09.2015	30.09.2016	30.09.2015	
1 Income from operations	Reviewed	Reviewed	Unaudited	Reviewed	Unaudited	Reviewed	Unaudited	Reviewed	Unaudited	
a) Net sales/ Income from operations	22,709.23	30,965.83	20,433.83	53,675.06	40,040.08	32,152.72	43,612.52	29,726.27	75,765.24	60,354.20
b) Other operating income	134.51	128.38	139.63	262.89	283.27	522.17	128.38	369.61	650.55	708.29
Total Income from operations	22,843.74	31,094.21	20,573.46	53,937.95	40,323.35	32,674.89	43,740.90	30,095.88	76,415.79	61,062.49
2 Expenses										
a) Cost of material consumed, construction & other related project cost	17,067.20	10,115.80	17,002.43	27,183.00	30,285.69	28,571.42	24,269.90	30,011.01	52,841.32	52,322.90
b) Changes in inventories of finished stock & projects in progress	(2,628.96)	11,337.50	(3,600.01)	8,708.54	(4,601.77)	(6,699.70)	5,852.85	(8,673.04)	(846.85)	(9,695.24)
c) Employee benefits expense	1,068.89	1,254.39	1,197.85	2,323.28	2,532.76	1,243.46	1,368.05	1,336.35	2,611.51	2,781.08
d) Depreciation and amortisation expense	159.49	155.25	219.08	314.74	424.66	211.72	200.92	253.33	412.64	487.98
e) Other expenses	1,677.04	1,864.26	1,441.75	3,541.30	3,058.24	2,107.74	2,390.28	1,837.63	4,498.02	4,050.75
Total expenses	17,343.66	24,727.20	16,261.10	42,070.86	31,699.58	25,434.64	34,082.00	24,765.28	59,516.64	49,947.47
Profit from operations before other income, finance costs and exceptional items (1-2)	5,500.08	6,367.01	4,312.36	11,867.09	8,623.77	7,240.25	9,658.90	5,330.60	16,899.15	11,115.02
4 Other income	1,188.49	1,313.34	1,341.60	2,501.83	2,657.30	1,574.00	1,467.76	1,222.51	3,041.76	2,403.38
Profit from ordinary activities before finance costs and exceptional items (3+4)	6,688.57	7,680.35	5,653.96	14,368.92	11,281.07	8,814.25	11,126.66	6,553.11	19,940.91	13,518.40
6 Finance costs	3,541.20	2,751.53	3,484.04	6,292.73	6,886.05	4,539.53	3,584.47	3,831.54	8,124.00	7,653.11
Profit from ordinary activities after finance costs but before exceptional items (5-6)	3,147.37	4,928.82	2,169.92	8,076.19	4,395.02	4,274.72	7,542.19	2,721.57	11,816.91	5,865.29
7 Exceptional items	-	-	-	-	-	-	-	-	-	-
8 Profit from ordinary activities before tax (7+8)	3,147.37	4,928.82	2,169.92	8,076.19	4,395.02	4,274.72	7,542.19	2,721.57	11,816.91	5,865.29
9										



10	Tax expense	1,372.48	1,925.00	1,007.38	3,297.48	2,018.40	1,851.55	2,986.31	1,443.41	4,837.86	2,862.54
11	Net profit from ordinary activities after tax (9-10)	1,774.89	3,003.82	1,162.54	4,778.71	2,376.62	2,423.17	4,555.88	1,278.16	6,979.05	3,002.75
12	Extra ordinary items	-	-	-	-	-	-	-	-	-	-
13	Net profit for the period before minority interest (11-12)	1,774.89	3,003.82	1,162.54	4,778.71	2,376.62	2,423.17	4,555.88	1,278.16	6,979.05	3,002.75
14	Share of profit/(loss) of associates	-	-	-	-	-	0.63	-	-	0.63	-
15	Minority interest	-	-	-	-	-	54.63	10.67	45.27	65.30	24.88
16	Net Profit after tax, minority interest and share of profit/(loss) of associate (13+14-15)	1,774.89	3,003.82	1,162.54	4,778.71	2,376.62	2,369.17	4,545.21	1,232.89	6,914.38	2,977.87
17	Other Comprehensive Income/(loss) (net of tax expenses) *	(84.11)	-	-	(84.11)	-	(80.42)	-	-	(80.42)	-
18	Total Comprehensive Income/(loss) for the period (16+17)	1,690.78	3,003.82	1,162.54	4,694.60	2,376.62	2,288.75	4,545.21	1,232.89	6,833.96	2,977.87
19	Paid-up Equity Share Capital (Face value Rs. 10 each)	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05
20	Basic and diluted earnings per share (before extraordinary items)(in rupees) (not annualised)	0.92	1.64	0.64	2.57	1.30	1.25	2.49	0.67	3.74	1.63
21	Basic and diluted earnings per share (after extraordinary items) (in rupees) (not annualised)	0.92	1.64	0.64	2.57	1.30	1.25	2.49	0.67	3.74	1.63

* represents actuarial loss on post-retirement benefits.

Notes:

- The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their respective meetings held on 13th December, 2016. The financial results for the quarter and half year ended September 30, 2016 have been limited reviewed by the Statutory Auditors of the Company.
- The standalone and consolidated financial results have been prepared in accordance with the principle and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The Company has adopted Ind AS from April 1, 2016 and accordingly, these consolidated financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under section 133 of the Companies Act 2013, read with relevant rules issued thereunder. The date of transition to Ind AS is April 1, 2015. The impact of transition has been accounted for in the opening reserves and the comparative period results have been restated accordingly. The opening balance sheet as at April 1, 2015 and the results for the subsequent periods would be finalised and will be subject to audit at the time of annual financial statements for the year ended March 31, 2017.
- The estimates of projected revenues, projected profits, projected cost, cost to completions and the foreseeable losses are reviewed periodically by the management and any effect of changes in estimates is recognised in the period in which such changes are determined.



5. In terms of Ind AS 110 - Consolidated Financial Statements, 162 number of companies /entities whose interim financial statements reflect total revenue of Rs. 135.90 lakhs and Rs. 159.19 lakhs for the quarter and half year ended September 30, 2016 respectively, total profit/(loss) after tax of Rs. (17.97) lakhs and Rs. (24.85) lakhs for the quarter and half year ended September 30, 2016 respectively and total assets of Rs. 11,427.94 lakhs as at September 30, 2016 have been considered in the consolidated financial results. Such companies/entities were not required to be consolidated under previous GAAP. The financial results of these companies/entities have been reported by their management and given effect in consolidated financial results based on financial statements as certified.

6. The unaudited financial results of one wholly owned subsidiary company namely M/s Rontas Holdings (Gulf) Limited (including its subsidiary namely M/s Marine Sand Ltd.) have been reported by their management and given effect in consolidated financial results based on financial statements as certified.

7. In line with the provisions of Ind AS 108 – Operating Segments and on the basis of review of operations being done by the management of the company, the operations of the group falls under real estate business, which is considered to be the only reportable segment by the management.

8. Reconciliation of Net Profit after tax as previously reported under Indian GAAP and Ind AS for the quarter and half year ended September 30, 2015 is as under:-

(Rupees in Lakhs)

Particulars	Standalone		Consolidated	
	Quarter ended 30.09.2015	Half Year ended 30.09.2015	Quarter ended 30.09.2015	Half Year ended 30.09.2015
Net Profit as per previous Indian GAAP	1,233.80	2,442.63	1,900.38	3,582.92
Impact of net adjustment in development income (Revenue net of cost)	(70.67)	(68.20)	(1,211.74)	(1,183.22)
Impact of measurements of financial assets and liabilities at amortised cost	39.51	107.67	412.71	555.76
Impact of Deferred Tax on above adjustments	(40.10)	(105.48)	131.53	22.41
Net Profit for the period under IND AS	1,162.54	2,376.62	1,232.89	2,977.87

The nature of real estate business of the Company is such that the variation in net profit after tax as previously reported under Indian GAAP and that computed under Ind AS for the quarter & half year ended September 30, 2015, which are unaudited, may not necessarily accrue evenly over the remaining quarters of the previous financial year. The above reconciliation of net profit after tax under Ind AS of the corresponding quarter and half year ended with net profit reported under previous GAAP has been reported by the management and has not been subjected to limited review or audit.

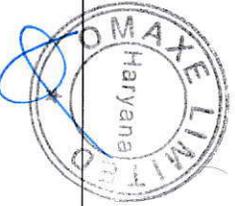
9. The standalone and consolidated financial results for the quarter and half year ended September 30, 2015 are also Ind AS compliant. The management has exercised necessary due diligence to ensure that the consolidated financial results give a true and fair view. This information has not been subjected to limited review or audit.



10. Statement of Assets and Liabilities:

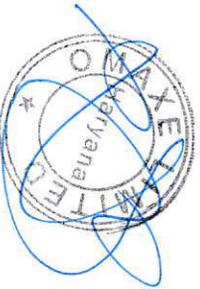
(Rupees in Lakhs)

Particulars	As on 30-Sep-2016 Standalone (Reviewed)	As on 30-Sep-2016 Consolidated (Reviewed)
ASSETS		
I		
Non-Current Assets		
Property, Plant and Equipment	50,244.76	52,694.37
Capital Work-in-Progress	2.65	2.65
Goodwill (Net of Capital Reserve) on Consolidation	-	7,299.99
Other Intangibles Assets	88.04	89.16
Financial Assets		
(i) Investments	30,206.67	2,281.09
(ii) Loans	5,229.17	-
(iii) Other Financial Assets	3,571.57	4,453.56
Deferred Tax Assets (net)	12,519.99	15,630.25
Non Current Tax Assets (net)	5,524.18	8,548.43
Other Non-Current Assets	8,018.74	2,842.76
115,405.77		93,842.26
II		
Current Assets		
Inventories	191,090.02	444,029.12
Financial Assets		
(i) Trade Receivables	61,232.76	93,765.89
(ii) Cash and Cash Equivalents	4,732.86	13,958.69
(iii) Other Bank Balances	14,079.13	14,472.10
(iv) Loans	12,506.68	14,204.76
(v) Other Financial Asset	36,203.35	49,981.94
Other Current Assets	89,506.92	67,664.74
409,351.72		698,077.24
Total Assets	524,757.49	791,919.50



EQUITY AND LIABILITIES

Equity		
Equity Share Capital	18,290.05	18,290.05
Other Equity	167,261.73	191,277.63
185,551.78	209,567.68	1,182.43
Non- controlling interests		
Liabilities		
I Non-Current Liabilities		
Financial Liabilities		
(i) Borrowings	36,899.30	73,268.31
(ii) Trade payables	2,709.44	5,854.85
(iii) Other Financial Liabilities	38,936.13	46,865.69
Other non-current liabilities	606.44	898.94
Provisions	983.24	1,381.07
80,134.55	128,268.86	
II Current Liabilities		
Financial Liabilities		
(i) Borrowings	18,016.56	18,121.56
(ii) Trade Payables	44,304.17	94,209.08
(iii) Other Financial Liabilities	68,860.22	111,483.53
Other Current Liabilities	125,398.33	224,579.72
Provisions	1,070.26	2,516.39
Current tax liabilities (net)	1,421.62	1,990.25
259,071.16	452,900.53	
Total Equity And Liabilities	524,757.49	791,919.50



11. The company was subjected to survey under section 133A of the Income tax Act, 1961. Since post survey proceedings are going on, the income tax liability thereon, if any, shall be accounted for upon completion of proceedings.
12. Tax expenses include current tax (net of MAT Credit), Deferred Tax and adjustment of taxes for earlier years.
13. The standalone and consolidated financial results of the Company for the quarter and half year ended September 30, 2016 are also available on the Company's Website (www.omaxe.com) and on the Website of BSE (www.bseindia.com) and NSE (www.nseindia.com).

For and on behalf of Board of Directors
For Omaxe Limited


Rohitas Goel
Chairman and Managing Director
DIN: 000003735

Place: New Delhi
Date: 13th December, 2016

Omaxe Limited

Regd. Office: 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122 001, (Haryana)

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Extract of Consolidated Unaudited Financial Results for the quarter and half year ended September 30, 2016

(Rupees in Lakhs)

S. No.	Particulars	Quarter ended			Half Year ended	
		30.09.2016	30.06.2016	30.09.2015	30.09.2016	30.09.2015
		Reviewed	Reviewed	Unaudited	Reviewed	Unaudited
1	Total Income from Operations	32,674.89	43,740.90	30,095.88	76,415.79	61,062.49
2	Net Profit for the period (before tax, exceptional and extraordinary items)	4,274.72	7,542.19	2,721.57	11,816.91	5,865.29
3	Net Profit for the period before tax (after exceptional and extraordinary items)	4,274.72	7,542.19	2,721.57	11,816.91	5,865.29
4	Net profit for the period after tax (after exceptional and extraordinary items)	2,369.17	4,545.21	1,232.89	6,914.38	2,977.87
5	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)] *	2,288.75	4,545.21	1,232.89	6,833.96	2,977.87
6	Equity Share Capital (Face value Rs. 10 each)	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05
7	Earning per share (of Rs. 10/-) (in rupees) (not annualised)	1.25	2.49	0.67	3.74	1.63
	1. Basic : 2. Diluted :	1.25 1.25	2.49 2.49	0.67 0.67	3.74 3.74	1.63 1.63

* represents actuarial loss on post retirement benefits.

Notes:

- The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their respective meetings held on 13th December, 2016. The financial results for the quarter and half year ended September 30, 2016 have been limited reviewed by the Statutory Auditors of the Company.
- The above is an extract of the detailed format of quarterly financial results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015. The full Financial Results of Omaxe Limited for the quarter and half year ended September 30, 2016 are available on the Company's Website (www.omaxe.com) and on the Website of BSE (www.bseindia.com) and NSE (www.nseindia.com).
- The Key Standalone Financial Information is given below:

(Rupees in Lakhs)

Particulars	Quarter ended			Half Year ended	
	30.09.2016	30.06.2016	30.09.2015	30.09.2016	30.09.2015
	Reviewed	Reviewed	Unaudited	Reviewed	Unaudited
Income from Operations	22,843.74	31,094.21	20,573.46	53,937.95	40,323.35
Profit before tax	3,147.37	4,928.82	2,169.92	8,076.19	4,395.02
Net profit after tax	1,774.89	3,003.82	1,162.54	4,778.71	2,376.62
Other Comprehensive Income/(loss) (net of tax expenses)	(84.11)	-	-	(84.11)	-
Total Comprehensive Income/(loss) for the period	1,690.78	3,003.82	1,162.54	4,694.60	2,376.62

For and on behalf of Board of Directors
For Omaxe Limited


Rohtas Goel
 Chairman and Managing Director
 DIN: 00003735