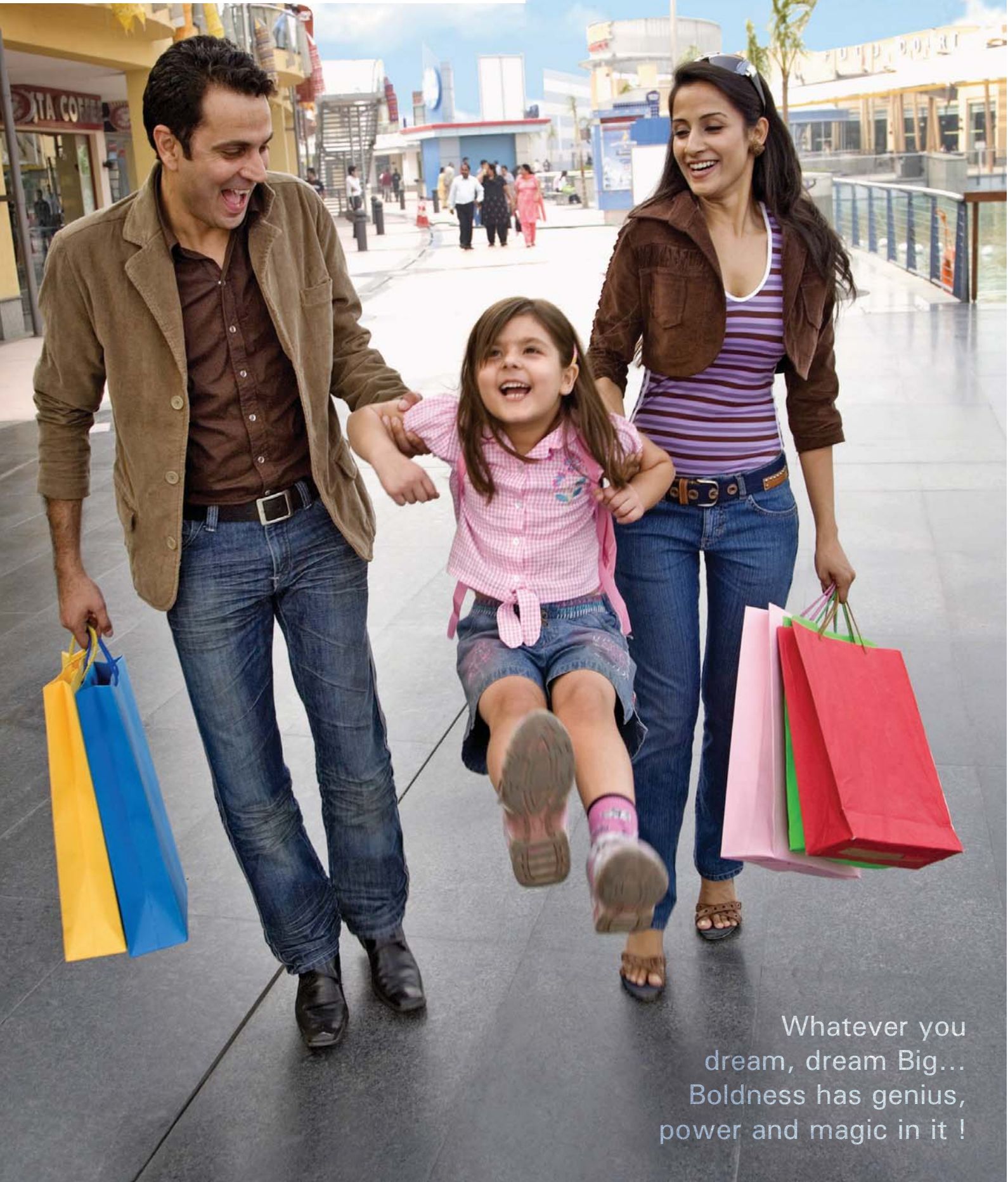


jiyomaxe

JANUARY-MARCH 2012 NEWSLETTER - VOL 1 ISSUE 4

 **OMAXE**
Turning dreams into reality



Whatever you
dream, dream Big...
Boldness has genius,
power and magic in it !



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Editorial

Dear Readers,

It feels wonderful that we are bringing out the fourth edition of our Newsletter, Jiyomaxe. In this issue, we shall acknowledge the contribution made by our esteemed patrons and various other stakeholders in having made this venture a success. The continuous response, feedback and subscription requests has flooded our mailbox and this gives us even more enthusiasm to provide you with better and high-quality intellectual content and information.

The company has made huge progreinsights. We will also in detail deal with the various provisions of the Budget 2012 and its implications on the real estate sector. This will act as a readymade digest for people who keep a track on the development of the real estate sector and prospective home buyers.

This has been an eventful quarter for us. The launch of both residential and commercial projects has been the highlight. From apartments in GT-4 in Omaxe Greens, Derabassi to limited edition villas Rose Ville in Royal Residency, Ludhiana, we have also added more retail and entertainment space in the already successful Omaxe Mall, Patiala. When our efforts are acknowledged through awards, it helps us work harder and instills in us an added responsibility of fulfilling expectations. Omaxe CMD Mr. Rohtas Goel received the award of the Most Progressive Developer at the Star Realty Award-2012.

To celebrate the success of our projects and inculcate the habit of community living, we also organised several functions for the residents of projects.

In this issue, we are introducing an employee centric page where enthusiastic employees from the company will pen down their thoughts, in the form of poetry, prose etc. Feedback from you will be welcomed.

Yours truly,

Team Jiyomaxe



From the CMD's desk

The Indian economy has been showing signs of moderation with Budget 2012 clearly pointing out that the growth will slow down to 6.9 per cent in 2011-12, a sharp fall from budgetary target of 9 per cent. Inflationary pressure, coupled with rising fiscal deficit and deceleration in rupee is putting pressure on the economy and more importantly market sentiments. With a lack of policy assertiveness, investor sentiments too have been at its lowest curve.

Despite this, corporate sales and profits have been reasonably good. However, while the industry had huge expectations from the Budget 2012, what it got in return was disappointment and no concrete measure to boost growth. While the intent of the Budget is to reduce subsidies, in order to lessen the fiscal deficit is laudable, it remains to be seen how this will be achieved. The emphasis on infrastructure and affordable housing was the highlight of the Budget, but the efforts seem too little. The real estate sector's continued demand for single window clearance, need for industry status etc were some of the demands that were completely overlooked. Even the demand for FDI in multi-brand retail, a move that would have shored up demand for commercial space, wasn't paid any attention.

The real estate sector has contributed only 5% of India's overall GDP this year as compared to a contribution of 10.6% in FY 2010-11. This isn't a good sign for a country in which more than half the population doesn't have homes to live in. Lack of cheap credit, declining foreign direct investment in the real estate sector and increasing input cost are among the reasons.

While the industry expected a strong regulatory and effective policy framework which would have helped in boosting the real estate sector, the Union Budget 2012 falls short of expectations.

The Budget, supposedly the penultimate before the elections, would have been an ideal time to emphasize on real estate and infrastructure sector in times when the growth in Indian economy has slowed down and fiscal deficit is staring at a dangerous level. The global scenario is not any good either and rising crude oil prices is impacting Indian economy further.

A few provisions of the Budget may seem good, like allowing ECB in affordable housing, increasing investment linked deduction to 150%; but these measures are not enough in view of the broad objective of fulfilling the housing needs of every Indian.

Rohtas Goel

New Feathers

Apartments in GT-4, Omaxe Greens, Derabassi



GT-4 is a low rise apartment in stylish 2BR & 3BR structure in the 23 acres hybrid township Omaxe Greens, Derabassi. With 585 spacious apartments in 9 blocks, GT-4 has all the modern amenities, exquisite fittings with spacious balconies, well-furnished kitchen etc. Comfort, affordability and accessibility are the USPs of Omaxe Greens. Studded with all modern facilities of modern day living like space, security, 24 hrs water and power backup, swimming pool, Greens Club an adjoining shopping complex and other civic and social infrastructure makes Omaxe Greens, a perfect blend of beauty and benefits with clean and pollution free environ, a perfect address.

Omaxe Mall-II, Patiala

Spread over a staggering 3.55 lakh square feet with 2.3 lakh square feet of operational space, the launch of another 1.25 lakh square feet will bring along more retail space, facilities and features in Omaxe Mall Patiala. The Mall has changed the shopping and entertainment experience for the residents of Patiala and adjoining districts. The only and largest operational Mall in the heart of city, Omaxe Mall is the pride of Patiala. With easyday Hypermarket, McDonald's, Nike, 4 screen multiplex SRS Cinema etc; kids zone, food court, speciality restaurant etc have made Omaxe Mall, Patiala the most happening destination.



Rose Ville, Royal Residency, Ludhiana



European inspired architectural marvel Rose Ville in the 36 acre spread township Royal Residency consists of limited edition villas that are yawningly spacious with 3 and 4 bedroom option and gracefully designed attached bathrooms, separate servant room, large kitchen area with huge dining area overlooking Kids Pool with Rain Shower. The freedom of space with adequate care to safety has been ensured. Green environment full of scenic beauty, 24x7 power and water supply, school, medical facilities, accessibility and location are some of the added advantages.

Dreams Taking Shape



Royal View Home, Royal Residency, Ludhiana
(Independent Floors)



Villas at Omaxe City, Bahadurgarh
(Expandable Villas)



City Homes, Omaxe City, Bhiwadi
(G + 4 Floors)



Omaxe Connaught Place, Gr. Noida
(Shopping cum Office Space)



India Trade Tower, Omaxe New Chandigarh
(Shopping cum Office Space)



Omaxe Palm Greens, Gr. Noida
(Hi-rise Apartments)

* Construction update

BUDGET 2012 – IMPACT ON HOUSING SECTOR

The real estate sector has contributed only 5% of India's overall GDP this year as compared to a contribution of 10.6% in FY 2010-11. The following are the Budget proposals, which experts believe is insipid and will not give a boost to the housing sector:

- ✓ Allow ECB for low cost affordable housing projects;
- ✓ Set up O Credit Guarantee Trust Fund to ensure better flow of institutional credit for housing loans;
- ✓ Enhance provisions under Rural Housing Fund from Rs 3000 cr to Rs 4000 cr;
- ✓ Extend the scheme of interest subvention of 1 per cent on housing loan up to Rs 15 lakh where the cost of the house does not exceed Rs 25 lakh for another year;
- ✓ Enhance the limit of indirect finance under priority sector from Rs 5 lakh to Rs 10 lakh.
- ✓ The rate of withholding tax on interest payments on external commercial borrowings is proposed to be reduced from 20% to 5 % for three years. These sectors are:
 - power • airlines • roads and bridges • ports and shipyards • affordable housing • fertilizer • dams
- ✓ Investment linked deduction of capital expenditure incurred in the following businesses is proposed to be provided at the enhanced rate of 150 per cent, as against the current rate of 100 per cent.
 - Cold chain facility • Warehouses for storage of food grains • Hospitals • Fertilisers • Affordable housing
- ✓ Construction services relating to specified infrastructure, canals, irrigation works, post-harvest infrastructure, residential dwelling, and low-cost mass housing up to an area of 60 sq. mtr under the Scheme of Affordable Housing in Partnership are also included in the exemptions to service tax. To make the life of those who already own an apartment a little easier, I propose to raise the exemption for the monthly charges payable by a member to a housing society from Rs 3,000 to Rs 5,000.
- ✓ For the year 2011-12, tax-free bonds for Rs 30,000 crore were announced for financing infrastructure projects. I propose to double it to raise Rs 60,000 crore in 2012-13. This includes Rs 10,000 crore for NHAI, Rs 10,000 crore for IRFC, Rs 10,000 crore for IIFCL, Rs 5,000 crore for HUDCO, Rs 5,000 crore for National Housing Bank, Rs 5,000 crore for SIDBI, Rs 5,000 crore for ports and Rs 10,000 crore for power sector.
- ✓ To take forward the process of financial sector legislative reforms, the Government proposes to move

the following Bills in the Budget Session of the Parliament:

- The Micro Finance Institutions (Development and Regulation) Bill, 2012;
 - **The National Housing Bank (Amendment) Bill, 2012;**
 - The Small Industries Development Bank of India (Amendment) Bill, 2012;
 - National Bank for Agriculture and Rural Development (Amendment) Bill, 2012;
 - Regional Rural Banks (Amendment) Bill, 2012;
 - Indian Stamp (Amendment) Bill, 2012; and
 - Public Debt Management Agency of India Bill, 2012.
- ✓ Government is making efforts to increase the availability of residential quarters to forces. In 2012-13, it is envisaged to construct nearly 4,000 residential quarters for Central Armed Police Forces for which Rs 1,185 crore is proposed to be allocated. A provision of Rs 3,280 crore for 2012-13 has also been made for construction of office buildings including land acquisition and barracks to accommodate 27,000 personnel.
 - ✓ Packaged cement, whether manufactured by mini-cement plants or others, attracts differential excise duty depending on the Retail Sale Price per bag. It is proposed to prescribe a unified rate of 12 per cent + Rs 120 PMT for non-mini cement plants and 6 per cent + Rs 120 PMT for mini-cement plants. It is proposed to charge this duty on the Retail Sale Price less abatement of 30 per cent.
 - ✓ Proposed to raise the STANDARD EXCISE RATE from 10% to 12%
 - ✓ SERVICE TAX raised from 10% to 12%
 - Proposal to tax all services except those in the negative list. The list comprises 17 heads and has been carefully drawn up, keeping in view the federal nature of our polity, the best international practices and our socio-economic requirements.
 - The important inclusions in the negative list comprise all services provided by the government or local authorities, except a few specified services where they compete with private sector. The list also includes pre-school and school education, recognised education at higher levels and approved vocational education, renting of residential dwellings, entertainment and amusement services and a large part of public transportation including inland waterways, urban railways and metered cabs.

INDORE – A fast-paced cosmopolitan city

The commercial capital of Madhya Pradesh, Indore is fast emerging as a hub of a mixed kind. Because of the confluence of business, institutional and booming middle class entrepreneurial population, the city is witnessing large scale industrial, infrastructural and real estate development.

Presence of large scale industrialisation in the form of pharmaceutical, steel, automobile industries, software, textile industries; Indore has emerged as the new darling of corporate India. A lot of companies are setting up offices, manufacturing units thereby opening avenues for commercial real estate development. In the recent past, the city administration has undertaken certain infrastructure initiatives like SEZs, Agriculture Export zones, Gems & Jewellery Park etc which have transformed the work force participation in the city as well as boosted economic growth. Indore is the only city in India which houses India's two most

premier institutions – IIT and IIM.

This has contributed immensely to the socio-eco development of the city. Indore and the adjoining cities have immense tourism benefits and this too is a factor why real estate in Indore becomes a strategic investment. Due to its diverse and wealthy population, the people of Indore have huge spending capacity. These factors have been instrumental in driving demand for commercial & residential property. The emergence of Shopping Malls and commercial complexes clearly underlines the importance of the city and a wide and diverse section of



people it caters. Indore is today the fastest growing city in the country – rapid development; rising income that matches the aspiration of the young population.

Well-connected by Road, Rail and Air; Indore has an outstanding local transport that operates through the Public Private Partnership and duly compliments the inter-state and intra-state connectivity through the three National Highways (NH-3 (Agra-Mumbai), NH-59 (Indore-Ahmedabad) and NH-59A (Indore-Nagpur connecting NH-69)) and two State Highways (SH-27 (Indore-Burhanpur) and SH-34 (Indore-Jhansi)). Indore offers a favorable investment climate for township developers on account of strong economic base and high per capita income of the residents. Dearth of quality residential development and high cost for plotted development in the main city are the reasons. The real estate in Indore has mainly emerged in a big way along NH-3 on Agra-Bombay Highway with major national players coming up with their projects. The creation of social infrastructure by the authority along this region makes it all the more attractive.

Omaxe timed its entry into Indore at a time when the city's growing potential was at a nascent stage and established its dominance. With three projects in its kitty like Omaxe City, Mayakhedi, Omaxe City, Mangliya and Omaxe City, Niharpur Mundi; Omaxe has set a benchmark that others have followed. Residents have already moved in the township. With facilities that are contemporary like theme parks, state-of-the-art club, local shopping centre, grocery store, swimming pool, sauna, steam, jacuzzi, shopping complex, food court and banquet hall; multi-purpose room hi-tech gymnasium in the townships, Omaxe has redefined luxury and leisure and provided the city with benchmarked products. The availability of plots, villas, independent floors etc in Omaxe's projects have given the people of city a reason to indulge in and get used to this modern and western lifestyle that is a marked shift from the conventional dwelling that has landscaped the city.

Market Pulse

India witnessed biggest rise in house prices in world since 2001

Housing prices in India have witnessed the biggest increase in the world over the last ten years, according to a new research. According to the Lloyds TSB International Global Housing Market Review, house prices in India increased by a staggering 284 percent since 2001, after inflation. This is equivalent to an average annual rise of 14 percent. The report showed that emerging markets saw the biggest increases in house prices over the past decade, but the UK was still among the 15 top performing housing markets. Just behind India in the table is Russia and South Africa, which saw house values rise by 209 percent and 161 percent respectively, The Daily Mail reports. Japan recorded the biggest fall in house prices, 30 percent, while house prices in Germany are down 17 percent and United States two percent. According to the report, Britain fared well in comparison, with house prices rising by 50 percent over the past decade, putting it 13th out of 32 countries covered in the list. Hong Kong was closely followed by India, which had saw a nine per cent house price growth last year and Norway with seven percent.

Realtors need 100 bps cut inside a year for rebound

After rising for 18 months, interest rates may be heading south. But the cuts that are likely to follow the 75 basis points (bps) reduction in cash reserve ratio requirement by the Reserve Bank of India last week may not be sufficient to prop up the sagging real estate sector. Experts say while interest rates are likely to go down by 50 bps, the industry needs 100 bps cut, that too within a year. The realty sector, more so the prime Mumbai market, also needs price corrections for the rate cuts to attract buyers back, they said. Pranay Vakil, chairman, Knight Frank India, said one could expect a good revival in demand with every 100 bps rate cut. "A downtrend in interest rates will substantially revive demand for units costing less than ₹ 1 crore. It would be difficult to draw a linear relationship between interest rates and demand. For every successive 100 bps decline in interest rates, there will be a very good comeback in demand."

Fitch assigns negative outlook for India's real estate sector in 2012

Rating agency Fitch has assigned a negative outlook to the real estate sector for this year due to weak demand and high cost of construction. "...A negative outlook for the Indian real estate sector in 2012 due to weak overall demand and higher construction costs, which are likely to continue to squeeze margins," the agency said in its report '2012 Outlook: India Real Estate Sector'. It said high equated monthly installments, resulting from significantly higher interest rates, besides lower household surplus due to high inflation and high residential unit prices, have reduced affordability for properties."Both material and labour costs increased during 2011. Residential segment sales, which had improved in Q1 of 2011, moderated significantly and are likely to continue at the lower levels during the first half of 2012," Fitch said. The report said that oversupply of commercial space continues in some markets.

Over 500 million Indians will need new homes in a decade

Over 500 million Indians will need new homes in almost a decade, close to the needs of China, North America and Western Europe put together, as the government and urban local bodies focus more on construction than long-term operation and maintenance, says a study. "We have to rethink the way we live or there is no tomorrow," said Pradeep Puri, chairman, urban development committee of industry lobby Federation of Indian Chambers of Commerce and Industry (FICCI), on the release of the report Sunday. The report, Urban Infrastructure in India, said the country's population is slated to grow to 1.7 billion by 2050 and rapid urbanization will add nearly 900 million people to Indian cities. And in just over a decade from now, nearly 500 million Indians will need new, urban homes. According to the report, the problem is accentuated because urban local bodies (ULB) and government procurement in relation to urban infrastructure focus more on construction of the facility than on the long-term operation and maintenance of the facility. It says that weak fiscal and financial base of Indian ULBs hampers their ability to provide efficient services to citizens.

Media presence

YOUR INVESTMENT IN 12 YEARS
LIVE
OMAXE Caught Place
supertech
Silver MCX 57083.00
▼ 120.00
Silver MCX 57083.00
▼ 120.00
महेश कुमार बजट एलानों से महंगे होंगे घर
COMING UP AT 3:30 PM बजट में विजनेस की बारीकियां

ओमेक्स का ग्राहकों को नया तोहफा



हंसी के गोलगापों



रविवार को बीटा-2 स्थित ओमेक्स कार्नाट प्लेस में फैमिली कार्निवल का आयोजन किया गया। इस मौके पर हास्य कलाकार कपिल शर्मा और भारती सिंह ने दर्शकों को खूब हंसाया। **खबर पेज 4**

ओमेक्स में मीट योर नेबर का आयोजन



जयपुर. ओमेक्स लिमिटेड ने ग्राहकों की दिक्कतों और शिकायतों दूर करने के लिए जयपुर स्थित अपनी परियोजना ओमेक्स सिटी में 'मीट योर नेबर' का आयोजन किया, जिसमें डवलपर, बैंकर और मटेनेंस एजेंसी ने ग्राहकों को परेशानी को दूर किया। वरिष्ठ महाप्रबंधक सुरें गौयल ने बताया कि इस कार्यक्रम में 2000 से ज्यादा लोगों ने भाग लिया। कार्यक्रम स्थल पर बच्चे और महिलाओं के मनोरंजन के लिए बैलून स्टूटिंग, हाथी की सवारी, बाउंसिंग, जादू, ऊंट सैरि सवारी और चम्मच दौड़ जैसे आयोजन किए गए। बाइक स्टैंट दिन का सबसे बड़ा आकर्षण था।

ओमेक्स में एसआरएस मल्टीप्लेक्स लांच

एसआरएस लिमिटेड ने लुधियाना में अपने पहले मल्टीप्लेक्स को लॉन्च किया। ओमेक्स मील में एसआरएस लिमिटेड, एसआरएस ग्रुप का जल धारा में 12वां मल्टीप्लेक्स और पंचक में दुसरा है। एसआरएस मल्टीप्लेक्स पूरा एपार्टमेंट प्रोजेक्ट और 7.1 फीसद एपार्टमेंट्स के साथ है। करीब 30 हजार वर्ग फीट क्षेत्र में फैले हुए यह एसआरएस मल्टीप्लेक्स में 3 ब्लॉक, 1013 मीट्रो की इकाई है। डॉ. अजित शिंदर, चेयरमैन एवं ग्रुप निदेशक, एसआरएस लिमिटेड ने इस मौके पर कहा कि इस तरह भारत में अपने निवेशकों को विकसित कर अपनी ज़िम्मेदारी का महसूस कर रहे हैं और अपने सबसे अधिकतम एसआरएस लिमिटेड को लुधियाना सिटी में के समस्त गंतव्य करते हुए आर्थिक प्रसन्न एवं बेहतरीन महसूस कर रहे हैं।

ओमेक्स का मीट योर नेबर कार्यक्रम आयोजित

जयपुर। ओमेक्स सिटी, जयपुर के ग्राहकों के लिए कंपनी की ओर से रविवार को मीट योर नेबर कार्यक्रम आयोजित किया गया। इस आयोजन में डवलपर, बैंकर और मटेनेंस एजेंसी एक ही मंच पर ग्राहकों के समक्ष मौजूद थीं। इस आयोजन के दौरान ग्राहकों की सभी प्रकार की शिकायतों का निवारण किया गया। दिनभर चले इस कार्यक्रम में 2000 से अधिक लोग शामिल हुए। यहां पूरे परिवार के मनोरंजन के इंतजाम किए गए थे। ज्योतिष, मेहंदी, बाइक स्टैंट जैसे कई कार्यक्रमों ने लोगों को आकर्षित किया। कंपनी के सीनियर जीएम सुरें गौयल के अनुसार इस पहल के जरिये आपसी रिश्तों को बेहतर बनाने का काम किया गया।

'Market prospects bright in Tier-I, II cities'

Shshir Sinha
Mr Rohtash Goel, Chairman of the 22-year-old company, Omaxe, feels that the era of high interest rates on home loans is over, and says this will fuel the sector's growth in North India. He lists Lucknow, Varanasi, Chandigarh as the cities for the next round of growth. Mr Goel's company has a presence in 12 States across 40 cities and is looking at wider expansion.

From a developer's point of view, there is scope for expansion in Delhi because of the proposed New Master Plan. But the Land Acquisition Bill may make it costlier to acquire land.



ROHTASH GOEL, CHAIRMAN, OMAXE

What are the real estate sector's prospects in North India?

As an end-user and an investor, if you want to put money in the National Capital Region (NCR), you need to think before making a decision. However, if you want to go to tier-II, tier-III cities such as Lucknow, Varanasi, Indore, Allahabad, Jaipur, you will earn more there. From a developer's point of view, there is scope for expansion in Lucknow because of the proposed New Master Plan. I will discount Noida and Gurgaon.

Do you think NCR is now a saturated market?

Saturated market, yes, but only in parts. If you talk about Gurgaon, it is completely saturated. But in Bahadurgarh, Sonapat, Faridabad, Palwal and Ghaziabad, there are opportunities for investors. In Delhi, you have the rate of even Rs 10 lakh per square yard, whereas you can get land at Rs 10,000-12,000 per square yard in the above mentioned cities.

salariat person usually wants to build a home post-retirement either in Noida or in Lucknow. People from Eastern UP prefer Lucknow, while those from Western UP go to Noida.

The catchment area in Lucknow is huge and the city is developing fast. I have projects in Lucknow. I have sold one project at Rs 1,600 per sq. ft and now, after possession, the rate is Rs 3,500 per sq. ft. Rates in Lucknow are comparable with Noida. I am very bullish on the city.

Indore would be my second preferred city in the region. Infosys and TCS are planning to go there. More and more companies and industries are going there. Also, it has a number of educational institutions. IIT and IIM are there. Big families in Indore are converting into nuclear family. This is creating greater opportunities.

The prospects in Varanasi equals those in Lucknow. The only problem is lack of political will to develop the city. Allahabad is a virgin market from the developer's view. Land rates have gone up to 4,000 to 5,000 per sq. ft. Though the city lacks employment opportunities, there is a gap between demand and supply. The rate can go up to Rs 30,000 from Rs 8,000 in the next five years.

Chandigarh's population is growing at the rate of 12-13 per cent. People there have deep pockets, too. They come from Haryana, Himachal Pradesh and even from Uttar Pradesh to build homes in the city. I

Do you agree that the market is crowded with investors, not end users?

Today, investors are around 80 per cent and end-users 20 per cent. But, by the end of March, this should reverse. Investors put their money according to speculation. However, I do not think investors will adopt an aggressive strategy in the next six months.

How do you see prices in the next six months in North India?

Prices in Delhi and Gurgaon are unlikely to appreciate till June. Rather, you can expect some correction. Gurgaon is likely to have more correction. There can be some cascading effect in Lucknow, Allahabad, Indore and Chandigarh, but only in the form of a 15-20 per cent sales dip, not price correction.

Do you think land and costly credit are affecting the industry?

The impact of high interest rate is over, it has reached its peak. Now there is a chance of reduction. The Land Acquisition Bill will make property costlier. It will make acquisition more difficult. The provisions ; impractical.

Can you name five cities in North India that will lead the market in the future?

Lucknow would be my first choice. The population of Lucknow is increasing by over 10 per cent annually. People have deeper pockets there. A

प्रॉपर्टी विश्वसनीयता की गारंटी है नेताजी सुभाष प्लेस स्थित पर्ल्स ओमेक्स एसोसिएट

• संजय शर्मा

सुभाष प्लेस मार्केट पीतम्पुर स्थित पर्ल्स ओमेक्स एसोसिएट शॉपिंग मॉल गगनचुंबी इमारतों की कतार में एक अनूठी मिशाल पेश करता है ऐसा कहना है इसके चीफ मैनेजिंग डायरेक्टर रोहास गौयल एवं ज्वाइंट मैनेजिंग डायरेक्टर सुनील गौयल का, जो प्रॉपर्टी और एसोसिएट को दुनिया के लीडर कहे जाते हैं। यूं तो ये शॉपिंग मॉल एक ज्वाइंट वेंचर है परन्तु ओमेक्स का, जिसने आधुनिक तकनीकों और सुविधाओं से इसे सुसज्जित किया है। श्री गौयल कहते हैं कि इनमें से पहली से तीसरी मॉडल तक शॉपिंग मॉल के लिए सुसज्जित रखा गया है, जिसमें विभिन्न कॉर्पोरेट हाउस को रिजनेबल रेट पर रसेस प्रदान किया जाएगा। साथ ही साथ चौथी मॉडल से 12वीं मॉडल तक ऑफिस के लिए रसेस मुहैया कराया जाएगा। जिसके लिए इंडियन कंपनी या मल्टीनेशनल कंपनी अपने ऑफिस को रसेस के लिए संपर्क कर सकते हैं क्योंकि पर्ल्स ओमेक्स एसोसिएट का प्रॉपर्टी व्यवसाय में प्रतिष्ठित पहचान है। पर्ल्स ओमेक्स एसोसिएट के शॉपिंग मॉल दिल्ली में तो है ही, साथ ही साथ भारत के अन्य बड़े शहरों में अपने आप को मिशाल के तौर पे स्थापित किया है जिसका प्रत्यक्ष नमूना ओमेक्स प्लाजा, एवं ओमेक्स सिटी सेंटर (गुडगांव) तथा ओमेक्स फ्लॉट प्लेस (नोएडा) है। साथ ही साथ पटियाला, इंदौर, जयपुर में इनके प्रोजेक्ट का विकास हो रहा है।

पर्ल्स ओमेक्स एसोसिएट का पिछले दो दशक से प्रॉपर्टी के क्षेत्र में विश्वसनीय नाम है। क्योंकि लोगों को इन पर भरोसा है। सभी डीलिंग साफ सुथरी होती है। यही कारण है कि इनका नाम प्रॉपर्टी व्यवसाय में विश्वास एवं सम्मान से लिया जाता है।

Hot and Happenings at Omaxe

CMD Mr. Rohtas Goel receives Star Realty Award - 2012



Omaxe CMD Mr. Rohtas Goel received "The Most Progressive Developer" award at the Star Realty Award - 2012 from Union Minister of Urban Development Mr. Kamal Nath

Get together to celebrate success of Omaxe Connaught Place, Gr. Noida



Performances like comedy show by Bharti (left) and Kapil, Bhangra and Bollywood dance etc enthralled the packed audience with some spectacular performances at OCP site.



Omaxe meeting various stakeholders and partners to apprise them on development of OCP

Hot and Happenings at Omaxe



SRS cinemas opens at Omaxe Plaza, Ludhiana



Residents at Holi Milan in Omaxe Heights, Faridabad



Home Loan Mela, Omaxe New Heights, Faridabad



Residents performing Bhoomi Pujan at Omaxe City, Jaipur



Residents gather on occasion of Meet Your Neighbour, Omaxe City, Jaipur



Lohri celebration at Omaxe Mall, Patiala

Omaxe in Numbers

Comparative Performance (Rs. mn)

Particulars	Q3 FY 2012	Q3 FY 2011
Financials		
Income from Operation	4,518	3,480
EBIDTA	615	672
PBT	275	352
Tax	81	126
PAT	193	226
EPS (Rs.)	1.11	1.30
Key Ratios		
EBIDTA Margin	13.61%	19.31%
PAT Margin	4.28%	6.49%
Debt/Equity Ratio	0.85	0.98

Share Price Movement



Employees' Corner

Life Balance Sheet

Our Birth is our opening balance!
 Our Death is our closing balance!
 Our prejudiced views our liabilities
 Our Creative ideas are our assets
 Heart is our current assets
 Soul is our fixed assets
 Thinking is our current accounts
 Achievements are our capital
 Character & Moral, our stock in trade
 Friends are our general reserve
 Values behavior is our goodwill
 Patience is our interest earned
 Love is our dividend
 Children are our bonus issues
 Education is brand / patents
 Knowledge is our investment
 Experience is our premium account
 The aim is to tally the Balance Sheet accurately
 The Goal is to get the best presented accounts award.
 Hope we have all already used our part of the weekend usefully and let us carry on the spirit of cheerfulness and goodness to the balance of weekend. Let us add something real assets to our Life's Balance Sheet.

--- Mukesh Bindal

Corporate Responsibility

Foundation of corporate responsibility is a deep sense of accountability to our communities. This starts with building a business by doing the right things, which includes treating the customers and employees with the respect they deserve, developing and marketing safe and useful products, returning a fair profit to shareholders, attracting and retaining talented people. This creates jobs around the world. We also create business for vendors, business partners and others, which collectively drive economic growth and creates opportunities. When we return fair profits to our investors, which includes

individuals and pension funds and retirement benefits, we perform our social responsibility to our country and the society as a whole.

---Ashok Drona



7 Secrets of Success

- I found the answer in my room.
- Roof said: Aim high
- Fan said: Be cool
- Clock said: Every minute is precious
- Mirror said: Reflect before you act
- Window said: See the world
- Calendar said: Be up-to-date
- Door said: Push hard to achieve your goals.

--- Sanjay Kathuria

City Wise Housing Price Index (Updated Upto Quarter October–December 2011)

CITIES	2007 Index	Jan-June 2009 Index	July-Dec 2009 Index	Jan-Mar 2010 Index	Apr-Jun 2010 Index	Jul-Sep 2010 Index	Oct-Dec 2010 Index	Jan-Mar 2011 Index	Apr-June 2011 Index	Jul-Sept 2011 Index	Oct-Dec 2011 Index
Hyderabad	100	65	81	81	82	87	87	83	91	84	79
Faridabad	100	139	145	154	152	170	176	165	220	206	218
Patna	100	107	119	127	124	148	146	146	146	141	140
Ahmedabad	100	127	128	113	131	141	164	165	169	163	167
Chennai	100	120	143	164	183	210	214	218	248	271	296
Jaipur	100	71	63	66	61	63	69	67	64	65	64
Lucknow	100	104	119	112	133	148	152	157	160	154	165
Pune	100	103	117	124	135	140	141	148	150	169	184
Surat	100	111	123	109	136	128	133	128	149	139	152
Kochi	100	90	83	79	83	97	101	86	107	97	82
Bhopal	100	139	162	158	153	166	173	167	224	208	211
Kolkata	100	162	185	165	176	191	213	211	194	191	190
Mumbai	100	124	126	134	160	167	173	175	181	194	193
Bengaluru	100	58	59	64	68	74	101	88	92	93	100
Delhi	100	121	113	106	110	115	123	126	147	154	167

The cities which have seen a price increase are: Chennai (9.2%), Pune (8.9%), Delhi (8.4%), Bengaluru (7.5%), Lucknow (7.1%), Faridabad (5.8%), Ahmedabad (2.5%) and Bhopal (1.4%). Kochi has seen maximum correction, a sizeable 15.5%, followed by Hyderabad (6%), Jaipur (1.5%), Patna (0.7%), Kolkata (0.5%) and Mumbai (0.5%).

Be in Touch

We would like Jiyomaxe to be an interactive platform for the extended Omaxe family and its well-wishers. We look forward to your feedback, suggestion and contribution to enable us to make this medium of expression truly enjoyable and informative.

For sending feedback / suggestion: Email: jiyomaxe@omaxe.com

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We are on

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