



# New Year, New Beginning, New Hope!

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# jiyomaxe



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## **Spread of Trust**



~	Presence	:	9 States across 30 Cities
~	Area delivered in Real Estate	:	55.9 mn sq ft (approx.)
~	Area Delivered as Third Party Contractor	:	31.80 mn sq ft (over 123 contracts)
~	No of projects (On-going)	:	15 Group Housing, 20 Integrated Township, 11 Commercial Malls/Hotels/ SCO
~	No of projects (Executed)	:	19 Group Housing, 13 Townships, 11 Commercial Malls/Hotels/ SCO



(03)

## **Editorial**



Dear Readers,

Jiyomaxe has become an extremely important source of information and entertainment for a large populace whose trust continues to be the guiding force behind the company's growth and success. Over the years, the Newsletter has further widened its reach and scope.

In the quarter gone by, the company has undertaken a lot of camaraderie building activities that have helped build ties from a diverse group of our customer base. Breaking all boundaries of caste, religion and income, people came together to celebrate several festivals; from the colourful Navratra to Dussehra, Diwali, Christmas and New Year. It gives us an extreme satisfaction to celebrate brotherhood, friendship and help in forging ties with our customers that go beyond business. Today, every customer feels proud to be a part of the Omaxe World, where passion and compassion culminate to create the magic of high-quality homes, landscapes, commercial hubs and lifestyle.

With this issue, we are delighted to inform you about our successful collaboration with a reputed hotel chain of Intercontinental Hotel Group "Holiday Inn" to start their hotel in our township Omaxe New Chandigarh. Also, Wizcraft and Guardian are coming up with 24 Star Attraction "Oh!Max" in Omaxe Connaught place, Greater Noida that will have never-seen-before entertainment.

Joyously, through this Newsletter we take pride in apprising you of the developments in the emerging city of Rohtak. New constructions, launches and deliveries have been progressing briskly. We, at Omaxe, take pride in standing by our vision of transparency, customer satisfaction and quality.

Regards,

Team Jiyomaxe





October-December 2013 was marked by election in four States. State elections make consumers, investors and to an extent developers postpone buying and selling decisions in the hope of a Government that would be comparatively more growth-oriented. Land being a State subject, approvals get delayed thereby slowing real estate activity in the State but with the festive season round the corner and rupee still at a depreciated value, there was some spurt in demand coming from tier II and III cities. The real estate demand and price scenario in Metro cities continued to stay at the same level.

At Omaxe, we believe in celebrating festivals with our customers and residents. Starting off with Navratras and then Diwali, Christmas and New Year; the three month period helps us in further cementing ties with our patrons. Besides, throughout the year, the company organizes camps and Loan Melas to resolve the problems of the residents and customers. Towards the end of 2013, the company organized New Year Celebrations at Omaxe Royal Residency in Ludhiana, Omaxe City in Yamuna Nagar and Omaxe New Chandigarh. These events saw huge participation.

It is imperative for interest rates to come down for housing demand to witness a rise.

Wishing You & Your Family a Very Happy New Year 2014

Regards,

Rohtas Goel

**New Horizons** 





Krishna Castle, Omaxe Eternity, Vrindavan

These Low Rise G+4 furnished studio apartments are a new experience of majestic living in Omaxe Eternity, Vrindavan. Stuffed with all modern facilities, these studio apartments of sizes 475 and 750 sq. ft. have been designed to give you the best of experience. The township, already a mix of serenity and luxury makes for a perfect ambience.

#### Omaxe Palm Villa, Palm Greens, Gr. Noida



m Villa

These luxurious expandable villas in sizes of 218 and 242 sq.yd. make you rise and shine. These villas touch your senses to pamper you to the hilt. Delightful and enriching through every wall and corner, these villas in Greater Noida add to the viability, accessibility and luxurious quotient.

Omaxe Palm Court, Palm Greens, Gr. Noida



Every retail store is designed exclusively to ensure maximum visibility. These commercial shops make for a captive customer base that is mutually beneficial to both retailers and customers.



(06)

## **New Horizons**



#### Royal View Premier +, Royal Residency, Ludhiana



These luxurious 2 BHK independent floors are yawningly spacious with all the comforts of modern day living. Gracefully designed rooms with attached bathrooms, separate servant room, spacious balcony and a clean and serene environment.

#### **Omaxe Meadow Blossom, Bhiwadi**

Spread in approx. 9 acres in Bhiwadi, these G+4 floors have been designed for exclusivity to all and sundry. In options of 900 and 1100 sq. ft., these floors have all the amenities and facilities of a modern living.



#### Happy Homes, Omaxe City-II, Rohtak



These tastefully designed independent floors in G+2 structure in Omaxe City-II, Rohtak is a treat to own. What makes these 1450 sq.ft. & 1750 sq.ft. villas highly attractive is its affordability along with a luxurious lifestyle. Accessibility to the modern and superior facilities in the township is an added advantage.

(07)

# **Dreams Taking Shape**

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The Forest Spa, Noida



Omaxe Royal Residency, Ludhiana



Omaxe City, Rohtak



India Trade Tower, New Chandigarh



Omaxe Spa Village, Faridabad

\* Construction update

## **Media presence**

# jiyomaxe

पहली छमाही में ओमैक्स की सेल्स

बुकिंग 24% ज्यादा

रियल्टी फर्म ओमैक्स लिमिटेड ने इस

दौरान 1,123 करोड़ रुपये की प्रॉपर्टी बेची

# Ashok Jain The good life

booked a 4,025 sq ft apartment at Omaxe Forest Spa project, Faridabad. | have lived in Faridabad for a long time now, and I was looking for an exclusive project in the area itself. That's why I chose to buy an apartment in this project as it promised a high quality of life with a whole range of amenities, including a gym, swimming pool, club house, badminton court, basket ball court and so on. The design of the project is too class and it offers spacinus and luxurious living spaces. It has substantial green cover too, and a peaceful environment, away from the hustle and bustle of big city kte. Proximity to south Delhi was

also a deciding factor while making the investment. I purchased a 48HK apartment that comes with a serv-ant quarters. When I bought

It, the price was ₹7000 per sq ft and it must be around ₹8500 pec sq ft now, I was particular about the hour number and so I booked

opartment number 1201, as it is a lucky number for me. Fortunately, when I made the booking last Navratra, the number was evailable. The project will be handed over in another two years or so.



# अमरउजाला



संबोधित खबर पेज 6 पर ⊃

#### Omaxe promoters raise ₹244 cr via OFS Ontaxe on Tuesday said its promoters have raised Rs 244 crore by selling shares through the OFS route and the funds would be infused into the company to boost growth. Recently, Omaxe announced issue of 10 bonus shares to public shareholders for every 39 shares held by them in order to meet market regulator Sebi's norm on mini-

थुआधार मुल्लापर में रविवर को नायक मौका अपनी प्रस्तुति परफॉरमेंस देने पहुंचे। संबोधन सबर पेन 6 पर

mum 25 per cent public shareholding.

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अग्र भी 16 सार्थी ह रुपये सा 37.19 करोड़ रुपये सा, जबकि फिल्म साल के पूरी पीरिपद में पह 41.66 करोड़ रुपये का, इस सिंसन बेक्सी के सॉक्ट में 955 सॉस्ट्री मिराउट हो। कीर्यस भी मौजूरत हे ताल के सावेट में 955 सॉस्ट्री मिरा करने कुम का सोमजेक्टर हे ताल के सावेट में 955 सॉस्ट्री में ही कंटरी कुम का सोमजेक्टर हे ताल के सावेट में 955 सॉस्ट्री में ही कंटरी कुम का सोमजेक्टर हे ताल के 19 सार्वी में 550 सार्य पीर्टी कंटरी कुम का सोमज मानेक है, जबाक के 19 सार्वी में 550 सार में ही कंटरी कुम के सावेट के सावेट है, जबाक से 19 सार्वी में में कर स्थान से सावेट के सावेट है, जबाक सावेट सावे कि 755 में कि उनेक पर पर में के सिनियम 25 फीसदी पॉल्टक में क्या 2013 के मुझाविक, जीवेक्स में प्रसंहर्य को सिन्देस्टी 89-14 मार्थ 2013 के मुझाविक, जीवेक्स में प्रसंहर्य की सिल्टे स्थान को संक्रियों है। इन्द्रेल से स्थान से सार्ट राज के के साह भी क्या में संक्रियों है। इन्द्रेल से सावेट साह ने के स्थान के सिल्टो की 89-14 मार्थ 2013 के मुझाविक, जीवेक्स में प्रसंहर्य की सिल्टे क्या के 89-14 मार्थ 2013 के मुझाविक, जीवेक्स में प्रसंहर्य की सिल्टेस के स्थान के साह स्था या क्या के साह की साह राज के से साह साते के स्थान के साह भी संक्रिय है 18 इन्द्रेल से साह से साह में का क्या की किस्टेस की सिल्टेस का पर्या के सरहा है। इस साल के सीह सीह मां का का का हिस्टेस्टारी 10.12 फीसरों तक फटर है। इस सोल के जीपिए सिली रकान की कालनी में लगामा जा सात है।





नयागांव, 29 दिसम्बर (मुनीष जोशी): ओमैक्स न्यू चंडीगढ़ में पांच हजार से ज्यादा लोगों ने बॉलीवुड सिंगर मीका सिंह के साथ नए साल का जश्न मनाया। इस दौरान मीका ने शानदार परफार्मैंस दी। इस दौरान मीका ने अपने लोकप्रिय गाने मौजां ही मौजां, अपनी तो जैसे तैसे पेस किया और सबको नचा दिया। मीका ने कहा कि वे पिछले 1 3 सालों से नए साल के कार्यक्रमों में प्रस्तुति देते आ रहे हैं। कार्यक्रमों को देते आ रहे हैं उन्होंने कहा कि मुझे इसकी ख़ुशी है कि 2013 उनके लिए यावगार रहा है।

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Priperi an: Tele et acto il acc ultima ane gi il co chei ali cherri ani sinti ali sei ve arte rei p 8 cr dbai all int si, spi rei n rit al ats dia tra al git voi b rotta, iper dia anto atto f atto malant



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# वर्तमान संगीत बर्गर की तरह : गुलाम अली

अमरउजाला

मीका के गीतों पर झूमे यंगस्टर्स

लुधियाना, 20 अस्तूबर (मीटगिल): महानगर पहुंचे प्रख्यात गजल गायक गुलाम अली ने कहा कि आजकल मंगीत बगेर की तरह है जो रेडीमेड मिलत है वो फटाफट मिलता 👫 जबकि पुराना संगीत रोटी की

तरह है जिसे मेहनत के साथ बनाना पडता है। उन्होंने कहा कि, मैं स्व. साहिर लुधियानवी के कारण हो लुधियाना को जानता हूं और मैंने उनकी लिखी गजलों को भी गांधा है। उन्होंने युवा टैलेंट की संदेश देते हुए कहा कि अगर अच्छा गावक बनना है तो जल्दबाजी न करें और आराम मे मीखकर ही गावकी क्षेत्र में आगे बतें। गुलाम अली ने कहा कि चाहे



पक्खोवाल सेड निथत ओमेक्स पहुंचे गजल गायक गुलाम अली प्रशंसकों के साथ।

> भारत हो या पाकिस्तान दोनों देशों का कल्पर लगभग एक जैसा ही है। कमशियल संगीत बारे वह बोले कर्मार्टियल तो आर्टीफिशिवल होता है। गुलाम अली ने बताया कि वह लगभग 12 वर्षों बाद लुधियाना आए हैं। तब भी प्रशंसकों से बहुत ज्यादा प्यार मिला था और मैं जो भी हूं वो प्रशंसकों के प्यार की बदौलत ही हूं।



रुद्रपुर। अवासीय कालोनी ओमेक्स में रेजीडेट क्लब खोल दिया गया है। मगतवार को वलव का शुभारंम सिडकुल आरएम जीवी दुर्गापाल ने फौता काटकर किया। जनव का संदालन ओमेरास दिवेरा रंजीहेट वेल्फ्रेयर प्रसंसिद्धाः और ओमेवन विविद्धाः के प्राप्तची से प्राप्त किया क्या है। १०० एसरिस्ट्राव पंधरसेन दिजय स्थप-नार्गन्ने बताया कि प्रताह में देन्य ज्वलव स्थीमंत पुरुष साना याथ, स्ट्रीमं बाथ कांक्रेस होता पाठी हाल रेस्टोरेट और क्वो के लिए इंडोर गेम की सुविधा उपलब्ध है। ओमेरस जनरल मैनेजर सुरेश गोधन ने बताया कि कंपनी की ओर से संपूर्ण सुविधाएं दिलाने का पूरा प्रयास किया गया है। बताया कि इस तरह को यह पहला तलब है। इस मौके घर विधिन कूमराजितेंद्र जातेन फुटेला, केके अरोरा, करमजीत वल्ता, अभिषेक अंग्रवाल, विनीत शर्म, वलजीतं कौर, रविशंकर, कश्मीनौ गोयल, दीपक संनी, दीपक थाण, संजय सिंह, अनरजीत सिंह, चिराग मावर, प्रदेश तोगर,एचके जय,रजनी तोगर, अमित गोयत, रमेश गर्ग, धारा अयावाल, संदिता गर्ग, प्रशांत कालरा, दीपक दौडियाल, रहित चौधचे, संदीप अग्रवात, कृपाल सिंह, अजय पाल ममत, देष्णवी आशा, अनन दीप सिंह, टीट् श्यामपुरिया हरविदर सिंह, लवनीस सक्सेना, राकेश आनंद दिनेश श्यमपुरियः देपक सहगल,अर्पिता पटेल,तरुण आदि मोजूद थे।

(09)

## Media presence

# jiyomaxe



#### सच जो आप जानना चाहते है



13 सालंद से नई स्वार्थ के वाये के प्रायं के कार्य के साथ के आ रहे हैं। उन्होंने कहा कि पुरे इस बात के मुझी है कि को 2013 से दिला प्रायंग पर है और कैने कई मुख्य कि 20 कि है। उन दिल्ला है कि 2014 में जिन्हों स्वारं से नाइट बान मुझेद रुपा ने परपतिंग थी। मोना ने बारविम की मुख्यत कर जी अवडल से भी। इसके कह उन्होंने अपने फेलल मीन मोज ही मीज, अपने से लेखे हैसे के प्राउंद को क्षेत्र कन दिया। दिन अपन हारी पर के जम से माहूर मोका ने ठंड में श्रेणी को कुल्ने पर मालस् का दिया। होने अपने पताबे मिले पंजाबिने की फेटरे.

धानम समाम है. तथा तम, उठाल हे उठाल रेती जोट, मुंबर होने न दे, 14ी, गयल, साम में लग गई आग व अपने मई प्रांत्यम के सान

इप्राचीयचे सामित्र कोंगे

## Kailash Kher enthrals city audience with soulful singing

Vandana Singh

LUDHIANA: When the temperature was low enough to make every-one shiver in the city, it was the soothing voice of the singing sensation Kailash Kher, which made the audience forget about the cold and made them put their dancing shoes on. A playback singer, famous for his different texture of voice and Sufi singing, Kailash Kher performed for the city at Omaxe Residency on Sunday

In the open grounds when the dewdrops of fog were falling like rain, live performance by Kailash Kher with his band 'Kailasa' regaled the audience to the utmost.

The singer entered the stage singing his famous song 'Mohey Piya Milan ki Aas'. Then went on with all his famous numbers such as 'Saaiyan...', 'Main to terye pyar me diwana ho gya', 'Piya k rang Rang dini Odhini',



Singer Kailash Kher performing at Omaxe Residency, Pakhowal Road in Ludhiana on Sunday. JS GREW JS OREWAL/HT

Tu jane Naa' and much more He didn't let down the demands

of the audience. Greeting with Sat Sri Akal, he interacted with the audience to the fullest. When he asked the spectators to dance, the ground converted to a dancing stage Kailash Kher stole the hearts

not only with his voice but with his utter humbleness. He said, "Performing on the land of Punjab could prove a singer's worth, if he is accepted here he could rock the world." Earlier, comedian Bhagwant Maan enthralled the audience

with his jokes

# हर वर्ग को घर देगा ओमेक्स ग्रुपःगोयल

लों की दूसे कम से हुए की केंद्रावार हुए की केंद्रावार किंद्रावी की 1 करने के

00

#### सेमेक्स बनाएफ 2300 एकड में पर्दटक सिदी 110 एकड्र की टाउनकी जन्में प्राप्त किंगल प्राप्त

मिलेगा आशियाना

NO. OR AL CONTRACT OF

# **MUSICAL GREA** FNVOY OF In Ludhiana

जुन्दे, संबंध के होते.

for a concert. ghazal maestro Ghulam Ali talks about the lost + traditions in music and proves that age can never get the better of talent





## पंजाबियां दी बैटरी चार्ज रहंदी ऐ. ओमेक्स न्यू चंडीगढ़ में गायक मीका सिंह ने दी शानदार परफॉर्मेंस

etc. dans de parti, etc. et al partier et de partier et de partier et de partier et al partier et



## टाइसिटी लाइव 🛚

#### .फिर एक ने दिखाई हिम्मत तो सभी उठकर लगे नाचने



(10)

चंडीगढ

अमर उजाला

City

पहले कुसिंयों पर बैठे-बैठे ही झुमे.

रेडे की स्थाने की अपित का तिया के प्रभाग है। प्रभीने जनात से ( संधी नहीं) कुछ तीत र' है। पुने तार से स्थलपुत्र भी तात सी अपीत स्वीमक सुत्र का तिया स्वीमक) भी ( स्वीत सिवीत में राजे के सातराज सीचा तिवा के स्था सीन दिनों भाषा राष्ट्र की सक्ष ( सालस्ता) स्वावस से ताल क

दैतिक भारकर

## Media presence

# jiyomaxe

#### 16 REALTY FOWERUST



चंडीगढ़ भास्कर

for many, worked his way into ther echelon of suc-and glory, Goel of Omate in 1987.

Shoen 1944 1 or group to tag to coine :

CLAIM TO FAME

a abori apas of tr surred as our of al estate companie emerged as one of the real endate companies in nonzy moded for its highly lated properties and mode-rity and the its network of endated properties of the performer in the constance performance of the the constance of the theory of the constance of the theory of the incomparement of the theory in the constance of the constance of the constance of the interval of the constance of the interval of the constance of the constanc

lathange has already delivered o 89.3 million an ft. to st retails and columnaener salisfactate. ig the libertyte

> न्यू ईयर 2014 के लिए লাइट, साउंड, म्यूजिक

और मीका

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प्रित्ते का लोस भारत करन प्रा कृतम स्र कृतम स्तुतीवरा २० जन

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#### बेतरतीब आवासीय निर्माण बडी समस्याः रोहतास



रोहतास गोधल, सीएमढी, जोमेक्स

ओमेक्स के सीएमडी रोडतास गौरत ने समागम में कहा कि राजधानी में बेतरतीब तरीके से हो रहे आवासीय निर्माण बडी समस्या है।

उन्होंने कहा कि शहर के बाहरी इलाकों की कई आवासीय योजनाएं ऐसी हैं जो एक मकान पाने की जनता की आकांक्षओं के साथ खिलवाड करती है। यह देखा जाना जरू री हे कि जो ऐसे ऑफर दे रहे हैं, यह कितना

सही है । उन्होंने कहा कि मुख्यमंत्री के नेतृत्व में विकास की कई परियोजनार ओ रही हैं जिसकी उनका समुह प्रशंसा करता है। उन्होंने कहा कि लखनऊ में आवासीय योजनाओं की मांग बहत हे और इसकी भरपाई के लिए अच्छी संस्थारं अग्रसर व तत्पर भी हैं। जरूरी है कि जनता भी सही और गलत का परख कर ही इस संबंध में फैसला करे।

IN CHANDIGARH, THE VERY OUTSPOKEN MIKA CONFIRMS HIS ₹1.25-CRORE FEE RUMOUR: TALKS ABOUT BEING ABLE TO SUSTAIN IN THE INDUSTRY AND MORE



1 20.00



# Voice of second-grade

IF YOU'VE LOVED GROOVING TO MIKA SINGH'S CHARTBUSTERS ALL THESE YEARS.

BE READY TO BE SERENADED BY HIS SUFI RENDITIONS IN 2014

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actors

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"I personally think that my voice really suits Shahid Kapoor and Akshay Kumar and Pritam Da has durant of always offered ma a great platform.



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"My performance on Sunday at Omaxe, Multianpur, was a great experience as I enioyed the Promubilitiest and the cross enjoyed my old Punjabi songe Mika says and signs off

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िप्टर सेवुलाहर सर है। है अर्थ



#### विदेश में भंगड़े के नाम से मशहूर है भारत प्रत्रविध्वे का रशन 🔰 कैलास चाले, जितना च्यार लुगियाना आकर मिलता है शायद कही और मिलना मुश्किल है distates dare अंग्रेरेक्स रॉयल रेसीड्रेसी में अर्वाजित रॉवल इवनिंग ने पहुंचे केलाए विश्वदेश में भारत को भारत के बाल के ही कार जात के जान में निर्देश कहा होता के बाल कर जात मुझे कहा होने प्रायं कार कर किसी कहा होन्द्राव के अपने कर किसी कहा होन्द्राव के अपने कार्य प्रायं

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धे देश ने प्राय करों के कहा माले के स्वार्थ कराज़ा है. पानों प्राय दी कि कही ककड़ी के लाग के साथ कर माले कि प् जाके फिर , दिसे हुए का प्रतिप्त का साल के साथ ही के से साथने करते के कि कि लाग की साथ का स्वार्थ का है के साथ क करते पुरा हो तो सुधार कर से अपने का कि पान कर की की साथ करने का पान की साथ का साथ के पान की साथ की साथ साथ करते का साथ कर का की साथ करते का साथ का साथ की साथ करते के साथ का की का साथ की पान की साथ की साथ साथ करते का साथ करते के साथ करते का प्राय का साथ की साथ करते के साथ का कि साथ की पान का साथ की साथ की साथ साथ की साथ का साथ करते के साथ करता की साथ करते के साथ की साथ करते के साथ की का साथ की साथ की साथ की साथ की साथ की साथ की साथ करता का साथ करते की साथ की साथ की साथ की साथ की का साथ की साथ की साथ की साथ की साथ करते की साथ साथ करते की साथ साथ करते की साथ की क

## Hot and Happenings at Omaxe

# jiyomaxe

# Diwali celebration in Derabassi





Gurdas Maan live in Omaxe City, Yamuna Nagar- Dec 25, 2013



Jaipur Mandir Pran Pratishta-Nov 23, 2013





## Hot and Happenings at Omaxe

# jiyomaxe

# Indian Property Show, Dubai









Guftgu with Ghulam Ali in Royal Residency, Ludhiana

#### Mata ki Chowki - Baddi



(13)

# Hot and Happenings at Omaxe

# jiyomaxe

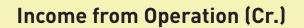
# Royal Evening with Kailash Kher in RR Ludhiana-Dec 22



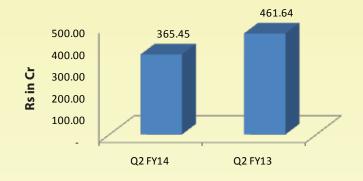
# Mika Night at Omaxe New Chandigarh - Dec 29

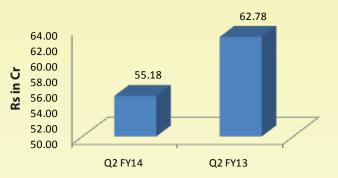


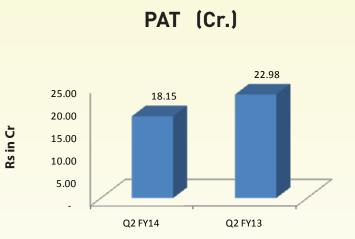
## **Omaxe in Numbers**



EBITDA (Cr.)







(15)

## Market Pulse

# jiyomaxe

Key policy rate, CRR unchanged Repo rate unchanged at 7.75%; cash reserve ratio unchanged at 4% RBI to wait for more data before taking policy action Outlook on global growth continues to remain moderate Volatility in financial markets could pick up following the inevitable taper of quantitative easing in the US Revival of stalled investments crucial for growth

# Q2 monetary policy review

Lacklustre indicators on services and subdued domestic consumption point at continuing headwinds to growth Expenditure cuts by Govt will only add to the pressures on the growth front **High inflation** numbers risks entrenching inflation expectations at unacceptably elevated levels High and persistent inflation also increases the risks of exchange rate instability



RBI expects inflation to be contained on vegetable prices going down sharply Current inflation is high but its trajectory is uncertain and there is merit waiting for more data RBI to be vigilant and will act between scheduled policies if expected softening in food prices does not materialise

GRAPHICS

#### SHOPPING MALLS SET TO GROW, NOT ONLY IN NUMBERS BUT ALSO IN SIZE

Malls in India are getting bigger as developers are focusing on projects that can accommodate more shoppers and offer various facilities under one roof. The average size of malls is likely to increase to 470,000 sq ft in 2015 from around 380,000 sq ft now, according to a study by property advisory firm Jones Lang LaSalle (JLL). Total shopping-mall space across India's top-seven cities is also expected to grow by more than 25 percent to 95.7 million sq ft in 2015 from 76 million sq ft in 2013. As of now, Delhi and Mumbai together account for 62 percent of the total mall space in India, with Bangalore and Chennai coming second with a combined share of around 20 percent.

#### HOME LOAN MAJORS HDFC, SBI AND ICICI BANK REDUCE RATES TO UP MARKET SHARE

Top three home loan institutions - HDFC, SBI, ICICI Bank - have reduced home

loan rates by 15-25 basis points last week to catch borrowers in a fiercely competitive market. Their offerings are only for new loans though. With hardly any sign that corporate demand for funds is picking up, banks are rushing to tap the home loan market by reducing rates even though their cost of funds hasn't really eased.

#### OVER 150 MILLION SQ FT OF NEW OFFICE SPACE BY 2017

The commercial office segment in India's top cities is expected to see a fresh supply of more than 150 million sq ft by the end of 2017. According to CBRE Research, the next four to five years (including the concluding months of 2013), are slated to see the completion of a number of under-construction and planned commercial office projects - almost comparable to the existing Grade A office space of India's National Capital Region (NCR) and its financial capital, put together.

#### PE INVESTMENT IN REALTY RISES TO RS 4,716 CRORE

Private equity investment in the real estate sector grew by 26 percent to Rs 4,716 crore in the first nine months this year despite slowdown in the property market, Cushman & Wakefield said recently. The global realty consultant attributed the rise in PE investments to increased attraction of institutional investors towards leased income generating office buildings.

# Learning with **JIYOMAXE**

# **Land Acquisition Bill**

Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Bill, 2013 is a Bill that was passed on 29 August 2013 in the Lok Sabha and on 4 September 2013 in Rajya Sabha. The Bill has provisions to provide fair compensation to those whose land is taken away, brings transparency to the process of acquisition of land to set up factories or buildings, infrastructural projects and assures rehabilitation of those affected. The bill establishes regulations for land acquisition as a part of India's massive industrialization drive driven by public-private partnership.

The Bill is applicable when:

- Government acquires land for its own use, hold and control, including land for Public sector undertakings.
- Government acquires land with the ultimate purpose to transfer it for the use of private companies for stated public purpose. The purpose of LARR 2011 includes public-private-partnership projects, but excludes land acquired for state or national highway projects.
- Government acquires land for immediate and declared use by private companies for public purpose.

## **Impact of Bill**

The LARR Bill is expected to majorly affect the development of large infrastructure development projects, industrial projects, integrated township projects.

While the populist objective is to ensure people losing land should be adequately compensated, the obverse that this will help the acquirers of the land to be more assured of the acquisition process and there by rule out problems of unwarranted claims and issues of inadequate compensations. The provisions of the Bill will be applicable in cases of land acquisition of 50 acres in urban areas or 100 acres in rural areas.

The compensation for land acquisition will now at least double in urban areas and will go up by 4 times in rural areas, according to the new LARR guidelines. Thus, the cost of land acquisition will surely go up for all projects irrespective of them being government or private or public-private-partnership (PPP) projects as they will have to adhere to the new norms.

#### Impact on Infrastructure & Urbanization

Infrastructure projects are the ones that will receive the sharpest blow. In many instances, this rise in input costs is likely to yield the projects unviable. As it is, the infrastructure projects are under pressure, especially those in the rural areas as it is difficult to monetize them; so the private sector is not interested in them.

The growth of India is largely dependent on the infrastructure development which the government cannot take up single handedly and co-operation of private sector becomes necessary. The consent clause will delay the start of the project; further making the required returns from the project difficult to achieve. Thus if India's growth story is to continue then a user development fee will have to be charged and the price of utilities like electricity, water etc. will have to go up to rake in the revenues.

All in all, this is a laudable reform by the government for providing equitable sharing of profits while also moving a step closer to laissez faire kind of environment.

#### Impact on Real Estate Sector

For the real estate industry too, the addition of R&R component will be a big financial burden due to which the LARR Bill has received flak from them. Considering the present scale of projects, most of the residential, commercial and retail real estate projects occupy an area of land smaller than the stipulated parcel size. Many big private real estate players have bought the land at market prices and with 100% consent of the landowners.

However, their input costs will rise as a result of the increase in compensation and minimize the profit margin. Since the developers will want to preserve their profits, we will see more joint development projects happening, wherein the profits as well as the resources and the risks will be shared. Already in many Tier-1 cities, joint development is route followed by developers, so this practice will now spread all over.

#### **Notification of land Acquisition Bill**

The bill will come into effect once the notification is issued providing for just and fair compensation to farmers while ensuring that no land could be acquired forcibly. The new land acquisition law will go a long way in addressing concerns of farmers and tribals as a new clause on resettlement and rehabilitation has been introduced for the first time in the original Act of 1894.

The Act has come at a right time. There disappointment had been among farmers...Protests were seen throughout the country (against unjustified land acquisition). These protests will cease to exist provided the new law is implemented sincerely. Law enacted by the Centre has established a broad basis. States can add to this new law but cannot undermine it. For the first time, a clause ensuring resettlement and rehabilitation is introduced in the new Act.



# **Rohtak – Booming its way**

Rohtak has undergone significant change in the way the city is perceived. Today, it is an emerging town that has immense potential due to considerable improvement in its infrastructure. Wide roads, educational hub, security, greenery, cleanliness etc are some of the aspects that define the city. Outgrowing and outperforming in terms of connectivity, Rohtak today boasts of a seamless drive from Delhi via NH-10 and the operational Rohtak bypass Road. As a result, real estate has seen significant growth along both Delhi and Jhajjhar Road.

The advantage of both these locations lies in its accessibility. Projects along these allow easy access into the city, from Delhi and adjoining cities like Panipat, Bhiwani, Bahadurgarh etc.

With industries operating from the city, employment generation has also been good. IMT, spread in approx. 2000 acres, houses many industries like Maruti, Asian Paints etc operating their units and contributing towards both employment generation and growth of the city.

Rohtak is also an educational hub. With two Universities – Maharshi Dayanand University and Baba Mastnath University - and many colleges, including offering education in various disciplines like Architecture, Films, Footware Management, Medical, Engineering, Law etc, the city is also better placed in terms of social infrastructure like schools, hospitals etc. the operational PGI hospital, proposed bus stand, beautiful parks that add to scenic beauty are added advantages of peaceful stay in the city.

Omaxe entered the city in 2005 with a vision to change the lifestyle and contribute to the city's growth. The city always had the potential to grow and it was clearly established when Omaxe City, on Delhi Road, came into being. This integrated township, spread in approx. 125 acres has varied options – Plots, Villas and G + 2 Floors (Happy Homes). Plots range from 300 to 1000 sq. yd. and G + 2 floors from 1400-1650 sq. ft. More than 125 families have been residing in the township and with possession being offered, more are likely to come in soon. The company organizes get-together and other events in the township to keep the camaraderie up and lively. The soon-to-be-operational state-of-the-art club "Club Heaven" will only add zing to the lifestyle of the residents. The club with all modern facilities like gym, swimming pool, sauna etc will further enhance the lifestyle of the people.

The company proposes to come up with a new township, spread in approx. 100 acres on Jhajjhar Road – yet another convincing and strategically important location in Rohtak.

The advantage Omaxe enjoys in the city is the brand equity, trust, committed delivery and the quickness of work execution.



## Play & Learn



1. Ever wonder why land is called 'real estate'? Well, the term 'estate' literally refers to the land and buildings upon the land, but 'real' is derived from the Latin word for what?

- Earth
- Exchange
- Person
- Thing

2. What term is used to describe a professional estimate/opinion on the value of real estate?

- Submittal
- Proposition
- Registration
- Appraisal

3. What is the term for the legal document that is most often used to transfer title of real estate from previous to new owner?

- Affidavit
- Schedule
- Tort
- Deed

4. What is the legal term for a type of real estate wherein portions are held privately while other portions are owned commonly by a community?

- Condominium
- Suite
- Apartment
- Enfilade

5. From what language comes the all-important real estate term 'mortgage', where it means 'dead pledge'?

- Italian
- German
- Spanish
- French

6. Which of these terms refers to the right to use the property of another owner for a specified purpose?

- Abutment
- Easement
- Cession
- Extension

Source: http://www.funtrivia.com/playquiz/quiz2622771e07360.html

#### ANSWERS

#### THING • APPRAISAL • DEED • CONDOMINIUM • FRENCH • EASEMENT

(20)

#### **CITY WISE HOUSING PRICE INDEX (UPDATING UPTO QUARTER JULY-SEPT 2013)**

CITIES	2007 Index	Apr- Jun 2011 Index	Jul- Sept 2011 Index	Oct- Dec 2011 Index	Jan- Mar 2012 Index	Apr- Jun 2012 Index	Jul- Sep 2012 Index	Oct- Dec 2012 Index	Jan- Mar 2013 Index	Apr- Jun 2013 Index	Jul- Sep 2013 Index
Hyderabad	100	91	84	79	86	85	84	90	88	84	88
Faridabad	100	220	206	218	217	217	216	205	207	202	204
Patna	100	146	141	140	129	140	138	151	152	147	150
Ahmedabad	100	169	163	167	164	174	180	191	192	186	191
Chennai	100	248	271	296	304	309	312	314	310	303	318
Jaipur	100	64	65	64	80	78	85	87	112	110	108
Lucknow	100	160	154	165	164	171	175	189	183	187	191
Pune	100	150	169	184	181	200	201	205	221	219	219
Surat	100	149	139	152	144	145	138	150	140	142	145
Kochi	100	107	97	82	72	73	80	87	89	86	86
Bhopal	100	224	208	211	204	207	206	216	230	227	220
Kolkata	100	194	191	190	191	196	191	209	197	189	199
Mumbai	100	181	194	193	190	197	198	217	222	221	222
Bengaluru	100	92	93	100	92	100	98	106	109	108	107
Delhi	100	147	154	167	168	172	178	195	202	199	190
Bhubneshwar	100				161	164	168	172	197	195	193
Guwahati	100				157	159	158	166	153	147	149
Ludhiana	100				163	171	168	179	167	157	150
Vijayawada	100				184	186	181	185	184	174	167
Indore	100				208	203	196	194	195	184	180
Chandigarh	100								194	191	192
Coimbatore	100								184	178	178
Dehradun	100								183	184	184
Meerut	100								191	189	176
Nagpur	100								163	168	162
Raipur	100								156	155	157

The rise was most in Kolkata, 5.3 per cent, Chennai, 4.95 per cent; Hyderabad, 4.77 per cent; Ahmedabad, 2.69 per cent; Lucknow, 2.14 per cent; Surat, 2.12 per cent; Patna, 2.04 per cent; Guwahati, 1.36 per cent; Raipur, 1.29 per cent; Faridabad, 0.99 per cent, Chandigarh, 0.53 per cent; and Mumbai, 0.46 per cent.

In the same period this year, the prices fell in 10 cities. The most was in Meerut (6.88 per cent fall), Delhi (4.53 per cent), Ludhiana (4.46 per cent), Vijayawada, 4.03 per cent; Nagpur, 3.58 per cent; Bhopal, 3.09 per cent; Indore 2.18 per cent; Jaipur, 1.82 per cent; Bhubaneswar, 1.03 per cent; and Bangalore, 0.93 per cent. The prices were stagnant in Pune, Kochi, Coimbatore and Dehradun.

## Be in Touch

Source: www.nhb.org.in; Base Year: 2007 = 100

Jiyomaxe is 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.

Do send us your feedback / suggestion on: jiyomaxe@omaxe.com

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# Fixed Deposit South States St



#### **COMPANY HIGHLIGHTS**

- · Omaxe started its journey as Third Party Contractor in 1987.
- Omaxe entered in Real Estate development business in 2001.
- Omaxe listed on BSE and NSE in 2007 with public issue more than 68 times oversubscribed.
- Presence in 9 states across 30 cities.
- Scheme (A) Non Cumulative\* Minimum Rate of Yield Period Amount (₹) Interest (%p.a.) 6 Months 25.000/-11.50% 11.61% 1 Year 25,000/-12.00% 12.12% 2 Years 25,000/-12.25% 12.37% 3 Years 25,000/-12.50% 12.63%

\*Interest is compounded monthly and payable on quarterly basis \*Additional amount in multiples of ₹ 1000/-

- Project area conceived 115 mn.sqft.( 3350 acres)
- Total delivery of 83.80 mn. sqft. area out of which 52 mn.sqft. in Real Estate and 31.80 mn.sqft.as third party contractor.
- 19 Townships, 13 Group Housing, 9 Commercial Malls/Hotels/SCO.
  Land Bank of 1210 acres for future development.
- · Land bank of 1210 acres for future development.

Scheme (B) - Cumulative**								
Period	Minimum Amount (₹)	Rate of Interest (%p.a.)	Payable on Maturity (₹)	Yield (%p.a.)				
6 Months	25,000/-	11.50%	26,472/-	11.78%				
1 Year	25,000/-	12.00%	28,170/-	12.68%				
2 Years	25,000/-	12.25%	31,900/-	13.80%				
3 Years#	25,000/-	12.50%	36,305/-	15.07%				

\*\*Additional amount in multiples of ₹ 1000/-

#### **DEPOSIT HIGHLIGHTS**

- Only 25,000 as minimum deposit amount.
- Additional amount to be in the multiple of Rs.1,000 only.
- Nomination facility available.

- · Interest to be calculated monthly on deposit.
  - Interest to be calculated from the date of encashment of cheque/DD.

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"Please refer the fixed deposit advertisement published by the Company in Business Standard on 31st August 2013 or visit the website of the Company or contact at the office of the Company for detailed terms and conditions of the fixed deposit scheme of the Company."