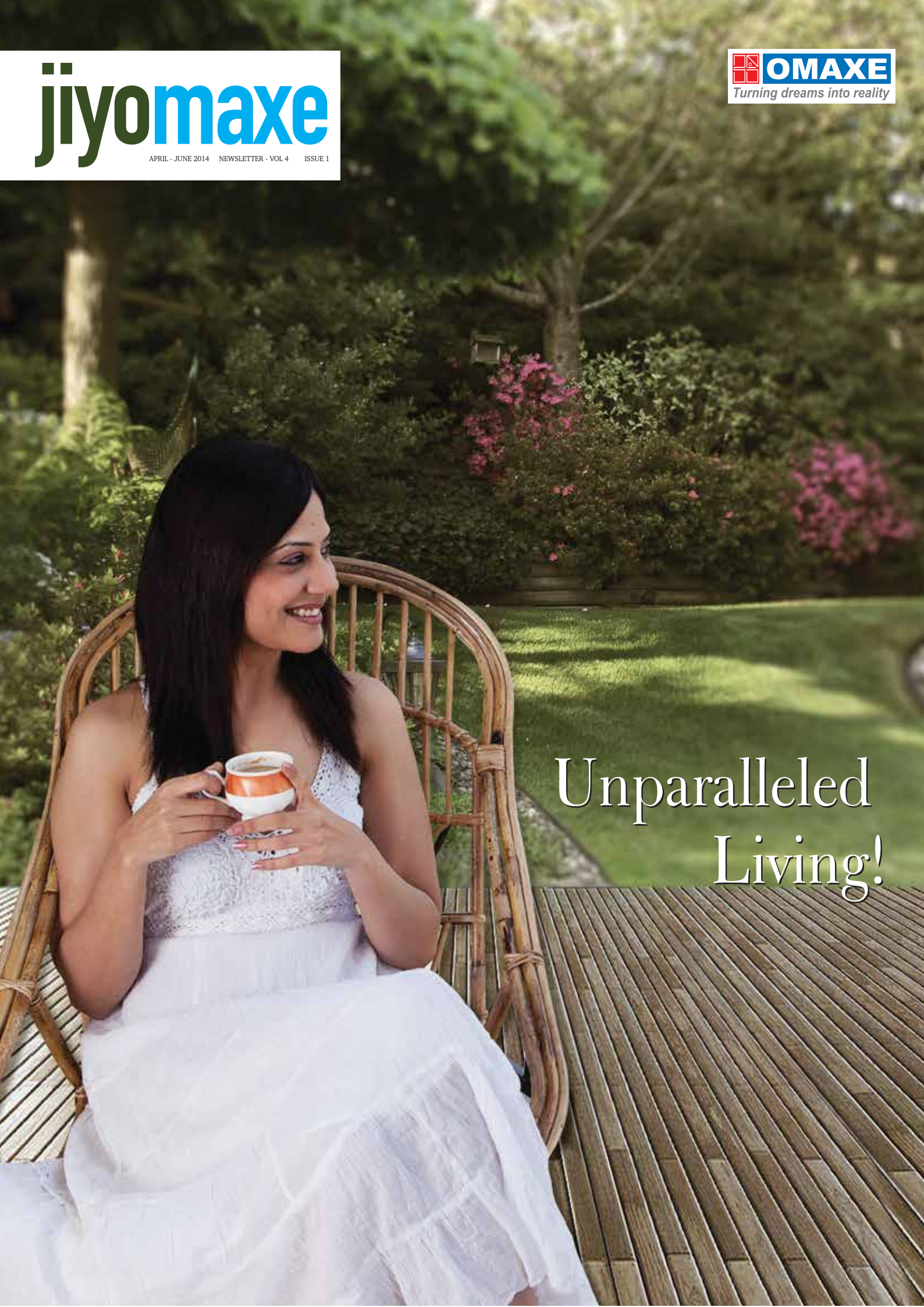


jiyomaxe
APRIL - JUNE 2014 NEWSLETTER - VOL 4 ISSUE 1

 **OMAXE**
Turning dreams into reality



Unparalleled
Living!



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✓ Presence	:	9 States across 30 Cities
✓ Project Under Execution/ Construction	:	~ 97 mn sq ft
✓ Area delivered in Real Estate	:	59.30 mn sq ft (approx.)
✓ Area Delivered as Third Party Contractor	:	31.80 mn sq ft (over 123 contracts)
✓ No of projects (On-going)	:	14 Group Housing, 18 Integrated Township, 10 Commercial Malls/Hotels/ SCO



It's the start of a new fiscal and a new Government. While this spells positive for buyers, investors and businesses, it remains to be seen how things progress. Meanwhile, Jiyomaxe continues unabate, unhindered and successfully for the last 3 years.

The 13th edition promises to be more educative and pleasant. The Budget needs to be understood in its perspective for all of us to make informed choices. Additionally, the RBI Policy on affordable housing will give boost to real estate sector. Omaxe stands to gain tremendously from the scaling up of affordable housing limit and our endeavour to make our products more viable and desirable to the target audience is a goal that we are working on. Ultimately, we endeavour to transform small cities with big ideas and provide modern homes at affordable cost to each and every Indian.

Our new corporate advertisement clearly encapsulates this.

The coming quarter looks exciting. With wonderful products on anvil, the company is slated to conquer new hearts and add to its growing customer base. Its for this and more that Infra and Realty Sutra awarded Omaxe with two very prestigious awards: INFRA & REALTY SUTRA AWARD 2014 for Best Developer in Affordable Housing Project in Faridabad and Young Male Entrepreneur of the Year Award to the company CEO Mr. Mohit Goel.

Awards bring joy and additional responsibility. We assure you of our hardwork and commitment.

Thank you Patrons !!!

Regards,

Team Jiyomaxe



The Euphoria of General Elections and the formation of a stable government is what the quarter can best be described as. The appointment of Prime Minister and his council of ministers, swearing-in-ceremony, the policy and agenda towards which the new Government endeavours to work to revive the economy and the real estate sector dominated news space. It was a decisive mandate. A historic moment !

The New Government presented its first Budget. A brief description of its impact on real estate is enumerated in the pages ahead. While the initial response to the Budget may have been viewed as not-so-impressive but a holistic assessment of the Government's elbow room in terms of finances available and the vision forward will tell the real story of the Government's intent to bring about a uniform growth in the Indian economy with ample support to real estate and infrastructure.

The Budget's positive initiatives to revive the sector like relaxation in FDI, REITs and allocation of Rs 7060 crore for 100 smart cities development are commendable. Incentives for affordable housing, raising tax exemption limit and interest reduction in home loan will bring further momentum to the sector. Promotion of industrial development and growth of manufacturing sector will give a boost to Tier II and III cities, lead to improvement in urban infrastructure and create more avenues for employment, income and lifestyle improvement. In short, the government has set up the broad framework on which to build the structure of its vision "Housing for All by 2022".

To extend this further, the Reserve Bank of India, too, in its directive made city-wise classification of affordable housing and periodically review its definition. The increase in cap of affordable housing eligible for loan under priority sector was imperative considering the rising prices of homes in the last few years. Homebuyers can now avail loans easily and at a lower interest rate. As a result of this, a rise in demand of affordable housing is imminent thereby leading to more developers focusing on affordable housing segment and creating varied choice. In the next 9-12 months, inflation is expected to be reigned in and interest rates are also expected southbound should benefit a lot of homebuyers and reduce their EMI burden.

Omaxe has been operating at these price points in 30 cities and with these impetus, we plan for an aggressive expansion of existing projects. Omaxe's first mover advantage into tier II and III cities almost a decade ago further gets a stamp of enhanced desirability in these cities.

Regards,

Rohtas Goel

Krishna Crest, Omaxe Eternity, Vrindavan



Perspective view

This commercial offering comprising luxurious suites, shops, banquet, terrace garden etc make for a compelling package in the holy city of Vrindavan. Based on European Architecture, these suites are extremely world-class and with supreme facilities of the township, it becomes a very attractive proposition.



Perspective view

Panache Homes-2, Omaxe Royal Residency, Ludhiana

After the overwhelming response of Panache Homes, Panache Homes-2 now comes to Omaxe Royal Residency in Ludhiana to awe you and offer you 2BHK apartments at most affordable price. The stunning architecture coupled with modern facilities make these highly desirable homes a prized possession.



 **OMAXE**
CONNAUGHT PLACE greater noida
Where, Family becomes Friends!

 *The Forest Spa*
 Ultra luxury apartments & penthouses
 Sector 93B, Noida Expressway



 *The Forest Spa*
 Ultra luxury apartments & penthouses
 SURAJKUND, DELHI-NCR

 *RoseVille*
 Ludhiana



* Construction update

Faridabad comes to

Life

AT
World Street
Junction



An old industrial township, Faridabad continues to witness exponential growth and is also considered to be one of the largest consumer markets. Large scale industrialization over the years has led to greater disposable income and the desire to better one's lifestyle. The growth rate of population here has been very rapid during the last three decades; the NCR Regional Draft Plan estimates that the city is likely to have a population of 38.86 lakh by 2031. With skyscrapers, world-class malls, office spaces and entertainment zones; corporates, retailers, banks etc are also eyeing this region.

The Government has notified Sector 12 and 79 as the commercial business district (CBD) of Faridabad and real estate companies have charted out big plans for the area, which includes the already fast-paced construction activities going on in Greater Faridabad.

LOCATION ADVANTAGE

- Centrally located connecting Delhi, Noida/Greater Noida and Gurgaon with equal ease
- Metro Rail connectivity to Faridabad by December 2014
- Six laning of NH-2 in full swing to decongest traffic
- Flyovers at all the traffic congestion point from Badarpur to Ballabhgarh in progress.
- Major expressways like Delhi-Mumbai Industrial Corridor (DMIC), Faridabad-Noida-Ghaziabad (Proposed FNG) Expressway, (Proposed KGP) Kundli-Ghaziabad -Palwal (KMP) Expressway, Already operational-Gurgaon-Faridabad Expressway promising better connectivity, growth, business & job opportunities.
- Kalindi Kunj bypass will give better connectivity to Noida and Delhi.
- Regional Rapid Transit System (RRTS) aimed at providing better connectivity within NCR through high speed trains to become operational by 2016
- Approx 1830 acres Industrial Model Township (IMT) in progress



OMAXE
citycentre
WORLD STREET JUNCTION
Sector-79, Faridabad

The mixed-land use project, coming up in the designated commercial hub of Faridabad is all set to cater to the growing needs of housing, shopping, offices and entertainment. The brilliance and opulence of the project is not just visual but also in its architecture and design.

Omaxe City Centre, over nearly proposed 50 acres, is a futuristic shopping and entertainment development not only for retailers and investors but also consumers. The meeting of the continents, the confluence of lifestyles and the convergence of business excellence — all come alive at Omaxe City centre in Faridabad. This novel concept is sure to attract huge footfalls and redefine business prospects.



PROPOSED SALIENT FEATURES OF OMAXE CITY CENTRE

- Part of approx. 450 Acre CBD-Central Business District (one of the biggest in India)
- Area: Proposed 50 Acre
- Mixed Land Use Development
- International Architect from London (DYER)
- Aesthetical elegance through design, elevation and landscaping, reminiscent of destinations like London, New York, Johannesburg, Buenos Aires, Singapore and Melbourne
- Pallka Bazaar – Underground Market
- Shop-cum-office (SCO) spaces
- Service Apartments
- Office Spaces
- Residential Apartments
- Retail Spaces
- Hotels & Restaurants
- Family Entertainment Centre
- Hyper Market
- Provision of Multilevel Car-Parking
- Fabulous Landscape
- Unique concept of World Street Junction
- Beautiful Landscaped Walkways for freely movement
- Developing as per world class infrastructure with street lights, street furniture, fountains and statues as from famous world streets
- Close proximity to Posh sectors 14 & 15
- Adjacent to Institutional Belt
- One of the biggest and the finest clubs in NCR



Disclaimer : This is only a concept note. Not for sales offering, only for private circulation.



ओमेक्स ने पॉम ग्रीन्स में 628 फ्लैट्स सौंपे

ग्रेटर नोएडा (एसएनबी)। रियल एस्टेट कंपनी ओमेक्स लिमिटेड ने ग्रेटर नोएडा में अपनी किफायती परियोजना ओमेक्स पॉम ग्रीन्स के करीब 628 फ्लैट्स का चाभी उनके मालिकों को सौंप दी है। परियोजना के तहत कंपनी ने 14 टॉवर विकसित किए हैं। इनमें 970 से 1790 वर्ग फुट क्षेत्र वाले दो व तीन बीएचके फ्लैट्स शामिल हैं।

ओमेक्स लिमिटेड के मुख्य कार्याधिकारी मोहित गोयल ने बताया कि किफायती और आसान पहुंच ही ग्रेटर नोएडा में ओमेक्स पॉम ग्रीन्स की सबसे बड़ी खासियत है। इस परियोजना की विशेषता खुलापन, हरियाली, चौड़ी सड़कें और विशाल अपार्टमेंट्स को बरकरार रखते हुए ग्राहकों को कई विकल्प पेश किए हैं। उन्होंने बताया कि परियोजना में पार्क, बच्चों के खेलने की जगह, क्लब, स्वीमिंग पूल, वाणिज्यिक जगह 'पाम कोर्ट' आदि बनाए गए हैं। परियोजना करीब 23 एकड़ में फैली हुई है। उन्होंने बताया कि अपार्टमेंट कॉम्प्लेक्स की आठ टॉवरों में बचे हुए 273 फ्लैट्स का मालिकाना हक भी शीघ्र सौंप दिया जाएगा।



Mail Today, New Delhi, Sunday, May 25, 2014

MAIL TODAY Special Initiative 33

SPOTLIGHT

Possession offered in 628 units in Omaxe Palm Greens, Greater Noida

Omaxe Ltd. has recently handed over possession of approx. 628 units in its affordable project, Omaxe Palm Greens in Greater Noida. Spread across 14 towers,

these units range from 970-1790 sq. ft. in offerings of 2 & 3 BHK. It is one such project in the region that has maintained the architectural ethos of the area - open and green spaces, wide roads and spacious apartments with multitude of choices; all at an affordable rate.

"Omaxe Palm Greens has exceeded the expectations, appreciating approx. 70 per cent in the last four years. The

company also has Palm Villas, premium expandable villas and a few penthouses within the complex," said Mohit Goel, CEO, Omaxe Ltd.

The remaining 273 units in the eight towers of the apartment complex will be handed over for possession soon. The limited expandable villas and shops, too, will be handed over soon with construction going on in full swing.





Retailer

India's retail & consumer insights magazine

“Large growth expected in organised retail”

exclusive interview

Omaxe is a leading player in the real estate sector, and its portfolio includes integrated townships, housing projects and shopping malls. In a conversation, Mohit Goel, CEO, Omaxe, highlighted their strategy.

The Indian consumer has become more sophisticated, and its impact on retail strategy?

I do agree that consumers' needs have become considerably more complex, at a time when their disposable income has also grown. And, consumers are preferring 'destinations' which offer an ideal mix of retail, recreation and entertainment facilities.

How has your retail 'mix' changed over the past few years?

The space allocated for retail dominates a shopping complex, except in the case of theme-based projects. We have focused on enhancing the customer experience at our Omaxe Cosmopolitan Plaza, Noida and set up entertainment 'zones' by Guardian and Waccraft.

The government has permitted FDI in the retail sector. How will it impact the sector and existing players?

Overseas retail chains and brands are paying greater attention to our

country, and I expect this trend to accelerate once the elections are over.

Kindly throw more light on your marketing and promotional activities to increase footfalls at your mall?

We have organised numerous activities including film promotions, brand launches, events at festival times, and it has helped us and our tenants considerably.

Which is the most popular section of your mall?

The multiplex, food court and an anchor store are the most popular, in terms of footfall and consumer purchases.

What are the security measures you have implemented at your mall?

We had focused on safety and security right from the time of planning our mall, and have installed numerous facilities including electronic surveillance and fire exits.





Turning dreams into reality



Where Family becomes Friends!

Congratulations !!!



Retailer
India's retail & consumer insights magazine

Best Shopping Malls 2014

Certificate

This is to certify that
M/s. OMAXE CONNAUGHT PLACE has been ranked amongst best upcoming Shopping Malls of India for the year 2014 in its annual survey

Rishi Mehta
Editor-in-Chief
Francis & Taylor Building Ltd

Omaxe Connaught Place ranked best upcoming Mall- 2014

Omaxe Connaught Place, Greater Noida has been ranked amongst the best upcoming Malls in India for 2014. In a survey of all the Malls carried out by Retailer magazine, the announcement was made and a certificate was awarded to Omaxe.

It is an extremely proud moment for all of us. Our endeavour to create a complete destination for entertainment, shopping and office is bearing fruits and soon, the Mall will open its doors to entertain, edutain and create excitement for its visitors.

Congratulations to Team OCP !!!

ओमेक्स लिमिटेड के ऋण स्तर में आई जबरदस्त गिरावट

खंडीप
शुभम अग्रवाल

भारत की अग्रणी रियल एस्टेट कंपनी ओमेक्स लिमिटेड ने ऋण स्तर में जबरदस्त गिरावट दर्ज की है। पिछले चार सालों में ऋण-शुद्धि अंश बढ़ा कर 60 फीसदी को गिरावट आई है। यह अंशगत साल 2009-10 में 1.15 के स्तर से घटकर 2013-14 में 0.48 के स्तर पर आ गया है। कंपनी के अधिकारियों का कहना है कि ऋण का स्तर 1,049 करोड़ रुपये के स्तर पर है, यह स्तर विश्व का निचरा नहीं है और कंपनी का लक्ष्य इसे निचरा रखने का है।

इस दौरान कुल ऋण उल्लाप स्तर से करीब 40 फीसदी घटकर 600 करोड़ रुपए कम हो गया है। कंपनी के कुल मूल्य में 38 फीसदी का इजाजत हुआ है, वित्त वर्ष 2009-10 के 1,582 करोड़ रुपये के स्तर से बढ़कर 31 मार्च, 2014 में 2,179 करोड़ रुपये हो गया। ओमेक्स लिमिटेड के सीओओ मोहित गोयल के मुताबिक अर्थव्यवस्था में मंदी और उच्च व्याज दरों के कारन ऋण स्तर में गिरावट आई है।

पिछले चार सालों में ऋण-शुद्धि अंश बढ़ा कर 60 फीसदी को गिरावट आई है। यह अंशगत साल 2009-10 में 1.15 के स्तर से घटकर 2013-14 में 0.48 के स्तर पर आ गया है।

हाल में फैल करान की है, जो अलग-अलग शहरों को मार चुका है और उपभोक्ताओं के बीच ओमेक्स को मार के बहाते हैं। ऐसे क्षणों को पार करने से हमें ऐसे उपभोक्तों को मुंजल फैला करने में मदद मिली, जो लोगों को फस्टे और अडर को ध्यान में रखकर फैला किए गए हैं। फस्टे में लेकर फांटे, किलर, डूब हाउसिंग जैसे उपभोक्तों को अपने प्रोडिक्टों के बदन लेने और आर्थिक मुकाम बनाने में मदद की। पिछले कुछ सालों के दौरान कम मुकाम देने वाले उपभोक्ताओं की जरूरत के मुताबिक कंपनी को बाजारगत, शेडक, वृंदावन, फतेदबाद, फिक्टरी, नू पंटीस, सुंधिपन और जगपुर जैसे बजार ही विकसित संघीत करे आई है। इन बजारों में विस्तार करने के कंपनी के रणनीतिक कदम के फलस्वरूप कंपनी 9 शहरों के 30 शहरों तक फैल चुकी है, जो सालपूर्व रूप से उपभोक्ताओं द्वारा संघीत होते हैं और लक्ष्य नकदी का प्रभाव बनाने में आम बंधनगत निचले हैं।

ओमेक्स रेसिडेंसी में 240 इकाइयां कब्जा को तैयार लखनऊ।

रियल एस्टेट डेवलपमेंट कंपनी ओमेक्स ने लखनऊ में अपनी परियोजना ओमेक्स रेसिडेंसी में 240 इकाइयों का कब्जा देने की पेशकश की है। शहीद पथ पर गोमतीनगर एक्सटेंशन स्थित 4 टावरों में इन 240 रिहाइशी इकाइयों में 2 बीएचके, 2बीएचके प्लस स्टडी एवं 3बी एचके के विकल्प हैं जो 1150 से 1450 वर्गफुट के क्षेत्र में फैले हैं।

Omaxe's Gross Debt Cut 42% in 5 Years Since FY10

MUMBAI Omaxe on Tuesday said its debt has reduced by nearly 42 per cent in FY14 compared to the 2009-10 levels on the back of continuous construction, delivery and new launches. Gross debt which stood at ₹1,814 crore in FY10 reduced to ₹1,049 crore in FY14, registering a decline of nearly 42%, a company release said. "Despite a slow economy and high interest-rate regime, many companies have of late struggled with huge debt levels. But Omaxe has seen consistent reduction in its debt on account of increased cash flows as a result of continuous construction, delivery and new launches," CEO Mohit Goel said.

आने वाला समय रियल स्टेट कारोबार के लिए बेहतर

नई दिल्ली। ओमेक्स लिमिटेड के सीओओ मोहित गोयल ने चुनाव के बाद पाजपा को बधाई दी है। उन्होंने अपने एक बयान में कहा कि वर्ष 2013 दिवस-एनसीआर के रियल एस्टेट मार्केट के लिए कोई खास उत्साहित करने वाला नहीं रहा। मंहगाई और ब्याज की ऊंची दरों तथा नीतिगत अनिश्चितता के चलते उपभोक्ता और निवेशक दोनों ही बाजार से दूर रहे। अलावता, अर्थ चुनवी नतीजों के बाद और कंट्रैक्ट स्थायी सरकार क भरौसे के चलते मुझे उम्मीद है कि आने वाला समय रियल एस्टेट कारोबार के लिए बेहतर होगा। श्री मोहित ने कहा कि घरेलू और विदेशी निवेशकों के लिए यह मार्केट बेहतर रहेगा और उन्हें आर्थिक संकेतों तथा वौशिक अर्थव्यवस्था में सुधार के चलते फायदा होगा।

उन्होंने आगे कहा कि हम सरकार से रियल एस्टेट क्षेत्र की लंबे समय से लंबित पड़ी मांगों जैसे उद्योग का दर्जा देने, सस्ते आवासों के लिए प्रोत्साहन और गृह-इकाइयों के खरीदारों के लिए करों में राहत, आदि की ओर ध्यान देने का अनुरोध करते हैं।



मोहित गोयल



High inflation and interest rate alongside policy uncertainty played a role in both consumers and investors staying away from the market. However, now with the election results out and the promise of a stable government a reality, I am optimistic that the scenario will improve for the real estate sector. Domestic and foreign investor sentiments will benefit alongside improving macroeconomic indicators and global economy. We expect the Government to take cognisance of the long-pending demand of the real estate sector.

- Mohit Goel, CEO, Omaxe

ओमेक्स ने गरीबों को दिए 135 फ्लैट्स

फरीदाबाद। ओमेक्स ग्रुप ने मंगलवार को सूरजकुंड रोड पर आर्थिक रूप से कमजोर वर्ग के लोगों के लिए फ्लैटों का ड्रा निकाला गया। इस दौरान 135 गरीब लोग फ्लैट के प्राथमिकता मांगिक बने। सोनिबर टाउन प्लानर भुवनेश कुमार की अध्यक्षता में यह ड्रा किया गया। इस मौके पर डीटीपी रेणुका सिंह समेत हुडा और ओमेक्स के कई अधिकारी मौजूद थे। आर्थिक रूप से कमजोर वर्गों के लिए इन फ्लैटों का ड्रा निकाला गया। ओमेक्स के 135 फ्लैट्स के लिए 568 गरीब लोगों ने आवेदन किया। इनमें फरीदाबाद शहर से 359 तथा फरीदाबाद के अलावा अन्य जिलों से 116 लोगों ने आवेदन किया। ड्रा के दौरान नाम कुलते ही आवेदक खेत से उछलते रहे।



फरीदाबाद के सूरजकुंड रोड पर मंगलवार को ओमेक्स की ओर से गरीबों के लिए फ्लैटों का लकी ड्रा निकाला गया। • हिन्दुस्तान

Business Standard

Wednesday, June 18, 2014 | 01:23 PM IST

Realty firm Omaxe is expecting about 20% increase in sales bookings this fiscal at over Rs 2,500 crore.

The company's sales bookings fell by 11% during last fiscal to Rs 2,107 crore against Rs 2,373 crore in the year before.

In terms of volume, sales bookings fell by 31% to 7.83 million sq ft in 2013-14 fiscal. However, the average realisation grew by 29% to Rs 2,692 per sq ft.

Giving outlook of sales bookings for the current 2014-15 fiscal in a conference call with analysts, Omaxe's CEO Mohit Goel said: "...In terms of bookings which were Rs 2,100 crore last year, we are expecting a jump of around 20%".

"In terms of area, it is going to be very difficult for me to give you the area because this year we sold around 7 million square feet. Probably again we will be expecting around 8 to 9 million square feet but the average realization, average rate per square feet would increase. So, that is why our revenues would increase," he added.

Omaxe's net profit fell by 26% at Rs 78.52 crore during 2013-14 fiscal against Rs 105.68 crore in the previous year. Consolidated income from operations declined 22% to Rs 1,623 crore as against Rs 2,078 crore during the period under review.

On the debt status, Goel said: "As of March 31, 2014, the gross debt equity ratio of the company stood at 0.48, while the net debt equity ratio for the company stood at 0.37. Gross Debt for FY'14 stood at Rs 1,049 crore, while the net debt stood at Rs 806 crore."

Delhi-based Omaxe has presence in nine states across 30 cities. It is executing about 125 mn sq ft of area currently, comprising 14 group housing, 18 integrated township and 10 commercial projects.

THE ECONOMIC TIMES

Omaxe eyes 20% rise in sales booking in FY15 at over Rs 2500 crore

NEW DELHI: Realty firm Omaxe is expecting about 20 per cent increase in sales bookings this fiscal at over Rs 2,500 crore.

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LIVE RICH FINANCIAL Chronicle

THE FINANCIAL EXPRESS

Omaxe eyes 20% rise in sales booking in FY15 at over Rs 2500 cr

By PTI Jun 15 2014, New Delhi

Tags: Omaxe, Real Estate

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Omaxe eyes 20% rise in FY15 sales bookings to ₹2,500 crore

New Delhi, June 15: Realty firm Omaxe is expecting an about 20% increase in sales bookings this fiscal at over ₹2,500 crore.

The company's sales bookings fell by 11% during last fiscal to ₹2,107 crore against ₹2,373 crore in the year before.

In terms of volumes, sales bookings fell by 31% to 7.83 million sq ft in 2013-14 fiscal. However, the average realisation grew by 29% to ₹2,692 per sq ft.

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cause this year we sold around 7 million square feet. Probably again we will be expecting around 8 to 9 million square feet but the average realization, average rate per square feet would increase. So, that is why our revenues would increase," he added.

Omaxe's net profit fell by 26% at ₹78.52 crore during FY14 against ₹105.68 crore in the previous year. Consolidated income from operations declined 22% to ₹1,623 crore against ₹2,078 crore during the period under review.

On the debt status, Goel said: "As of March 31, 2014, the gross debt equity ratio of the company stood at 0.48, while the net debt equity ratio for the company stood at 0.37. Gross Debt for FY14 stood at ₹1,049 crore while net debt stood at ₹806 crore." PTI



Summer Camp at Omaxe Mall, Patiala



Suhani Shaam at India Trade Centre, Gr. Noida



Mandir Shilayan at Omaxe City, Palwal



Infra and Realty Sutra, an emerging voice of the real estate sector, on Monday (July 21, 2014) bestowed Omaxe with the **INFRA & REALTY SUTRA AWARD 2014** for Best Developer in Affordable Housing Project in Faridabad. The award was received by Omaxe CMD Mr. Rohtas Goel.



Infra and Realty Sutra, an emerging voice of the real estate sector, on Monday (July 21, 2014) bestowed Omaxe CEO Mr. Mohit Goel with the **INFRA & REALTY SUTRA AWARD 2014** for Young Male Entrepreneur of the Year.

DDA lines up largest-ever offer of 27k flats

Four years after its last housing scheme had Delhiites stampeding to apply, the Delhi Development Authority (DDA) will soon come out with its largest-ever offering of 27,000 flats. This marks a substantial increase from the 16,118 flats offered in 2010. The 2014 housing scheme -which people have been awaiting for some time -is expected to be announced in June, confirmed senior DDA sources. The scheme, which will have flats across all categories on offer, will have a record number of units for the economically weaker section (EWS). Almost 90% of the houses on sale, or 24,000 units, will be put to draw exclusively for the EWS, revealed senior DDA officials. DDA's scheme for 2014 will have 1,500 flats on sale for the middle income group and the lower income group, which will range between Rs 30 lakh and Rs 80 lakh. There will be 1,375 HIG (high income group) flats on offer as well. These flats start from around Rs 1 crore. The EWS flats are expected to be priced from Rs 12 lakh onwards

Govt for realty Bill to cover commercial, industrial units

The Bill now aims to regulate only residential real estate, protect buyers from erring developers and usher in transparency. The housing ministry plans to include commercial and industrial real estate under the Real Estate (Regulation and Development) Bill, 2013. A proposal would be soon sent to M Venkaiah Naidu, housing and urban poverty alleviation minister, for approval and then to the Cabinet, according to a ministry official. "The Bill is expected to be brought to Parliament in the monsoon session." The Bill now aims to regulate only residential real estate, protect buyers from erring developers and usher in transparency. It has been revised many times since its formation in 2009. The Bill has proposed stricter penalties and even a jail term of up to three years for erring developers. The Bill was introduced in the Rajya Sabha in August and referred to Parliament's Standing Committee on Urban Development. The panel had suggested that commercial and industrial sectors be included. The Bill excludes projects smaller than 1,000 square metre or 12 apartments from its purview, but the panel wanted to lower this to 100 square metre and three apartments. "It can be reviewed later, once the implementation starts," an official said.

Circle rates to go up from August 1

Land is set to get costlier in Gautam Budh Nagar. Following the hike in land allotment rates by Noida, Greater Noida and Yamuna Expressway Authorities earlier this month, the UP stamp and registry department is getting set to increase circle rates in the district. The revised circle rates will be implemented from August 1. Officials said the circle rates are set to rise by 15-20%. Last year, the rates were hiked by 20-35%. On Monday, Achey Lal Singh Yadav, additional district magistrate, GB Nagar, said a meeting would be held on July 2 to discuss the proposal and decide on the implementation of fresh circle rates. "After the proposal is approved, the proposed circle rate list will be published and objections and suggestions invited regarding any revision," Yadav said. "We will look into them on July 21 and a final approval will be sought from the district magistrate on July 22. The fresh rates will be implemented after that," he said.

Centre set to liberalise land acquisition

The Centre is set to liberalise the land acquisition law with rural development minister Nitin Gadkari saying that the changes in the legislation would be done in consultation with the states. Gadkari said in an interview, "We discussed (Land Acquisition Act) with the states and after I have considered their suggestions I will take that to the Prime Minister. We will go by his decision." He said a view was likely to be taken before the parliament session starts because it was related to the "future development of this country". Though still a nebulous idea, it is likely that the changes would pertain to reducing the layers of permission for acquisition prescribed in the recently-promulgated law or stringent provisions stating that an overwhelming majority in the gram sabha should okay the acquisition of land. The industry has been complaining that the tough conditions would make acquisition difficult or protracted. Gadkari's upfront assertion that the law would be amended is a radical change from the stance taken by Gopinath Munde in his brief stint at the Krishi Bhavan before he died in a road accident. Munde was of the view that changes in the so-called stringent provisions would go against the interest of the farmers.

Eco zone of Okhla sanctuary may be 1.2 km: MoEF panel

In a move that is likely to bring relief to thousands of home owners along Noida Expressway, a committee constituted by the Union Ministry of Environment & Forests (MoEF) has recommended that the Eco-Sensitive Zone around Okhla Bird Sanctuary stretch no further than 1.2 km with the DND flyway as its northern boundary. Following a meeting on June 9, the MoEF committee recommended that the DND flyway be made the landmark to define the boundary of the eco-sensitive zone around the bird sanctuary for the sake of public knowledge. Such an ESZ is likely to have little or no impact on the large number of apartments that have come up in the area and will leave the bulk of residential and industrial sectors in Noida out of its ambit. Describing the area enclosed between the sanctuary's northern boundary and the DND flyway as a "good wetland" that is a good habitat for the spillover population of resident and migratory birds, the committee noted that the wetland was largely undisturbed and "requires protection to a certain degree".

Budget 2014-15: Real Estate

Budget 2014-15 brought about some cheer for the real estate sector. While the long-pending demands remain unfulfilled, the Government emphasis on all the sectors will help spur growth and demand in the economy. Real estate benefits by way of REIT, tax exemptions and other initiatives to boost the housing sector.

- An increase in (a) interest subvention to Rs. 2 lakh from Rs. 1.5 lakh, (b) overall limit of Section 80C exemption to Rs. 1.5 lakh from Rs. 1 Lakh and (c) overall income tax slab to Rs 2.5 lakh from Rs 2 Lakh.

Tax breaks like increase in exemption under Sec 80C, interest subvention and increase in tax slabs will improve affordability. This will mainly benefit buyers of residential units.

- Allocation of Rs. 12000 crore to the National Housing Board (NHB) for providing cheaper credit to poor.
- Allocation of Rs. 7100 crore for development of 100 smart cities
Over the longer term, development of smart cities will also provide opportunities to real estate developers.
- Easing of FDI regulations for residential projects: (i) Reduction of investment threshold limit to \$5 million from \$10 million, (ii) Reduction in minimum project size to 20,000 sq metres from 50,000 sq metres

Liberalizing FDI norms could potentially improve the flow of funds for developers who are currently facing liquidity crunch as it opens up new avenues for fund raising, which is likely to increase over the long term. Currently, nearly 15-17 per cent of the upcoming supply in these cities will benefit from FDI liberalization.

- 'Pass through' status for Real estate investment trusts (REITs) . Dividend distribution tax to be payable at SPV level (exempt at trust and individual unit-holder level)

Tax efficient REIT structure is likely to encourage the development of the REIT market. This will improve fund flow of developers who have considerable lease income.

Source: CRISIL

RBI booster for Affordable Housing

Apart from what is technically defined as infrastructure, affordable housing is another segment of the economy which both requires long term funding and is of critical importance. Government has stressed the importance of availability of cheap credit to make housing affordable for the Economically Weaker Sections (EWS), Lower Income Group (LIG) and Medium Income Group (MIG) segments of the population. Accordingly, the Reserve Bank intends to ease the way for banks to raise long term resources to finance their long term loans to infrastructure as well as affordable housing. This will help promote both growth and stability, as well as improve the supply side.

According to RBI, affordable housing loans are those up to Rs 50 lakh made to individuals for houses with value up to Rs 65 lakh in Mumbai, New Delhi, Chennai, Kolkata, Bengaluru and Hyderabad and Rs 40 lakh for houses with value up to Rs 50 lakh in other centre. RBI will periodically review the definition of affordable housing on account of inflation.

The RBI's move to make city-wise classification of affordable housing and periodically review its definition is a significant step forward in boosting the real estate sector. The increase in cap of affordable housing eligible for loan under priority sector was imperative considering the rising prices of homes in the last few years. Homebuyers can now avail loans easily and at a lower interest rate. As a result of this, a rise in demand of affordable housing is imminent thereby leading to more developers focusing on affordable housing segment and creating varied choice and ample supply in this segment. In the next 9-12 months, inflation is expected to be reigned in and interest rates are also expected southbound should benefit a lot of homebuyers and reduce their EMI burden.

Neharpar takes Centrestage over other sectors in Faridabad?

Neharpar, or Greater Faridabad (Sector 75-89) is beginning to emerge as a preferred destination for homebuyers. This has fuelled a debate on how in the times to come, Neharpar, because of its planned development, will surpass other sectors of Faridabad, which till now is considered prime and posh.

Located very close to the Eastern Peripheral Expressway that connects Faridabad-Noida and Ghaziabad, the proposed and ongoing infrastructure development, future growth opportunities and ever improving accessibility has enabled it to be taken cognizance by both investors, buyers and corporate. Sector 79 has been designated as a commercial hub.

Besides its improving connectivity with adjoining catchment regions, the development of Neharpar is progressing smoothly and quickly. The construction of proposed 60 metre sector roads between 75-89 and a 12 metre wide service road, provision of water supply, drainage, electricity, sewerage, street lighting etc. are being facilitated at a quick pace. Such planned development will take the region to higher echelons of growth & development.

The success of one of the largest inhabited residential complexes in Neharpar "Omaxe Heights-Sector 86" is testimony to the growing clout of the region and its emerging superiority over other sectors.

- > Out of 54km of Sector Road, 29km is operational. 10km expected by September 2014 and the remaining kilometers shall be taken possession in next 3-4 months and 6 months prior to that, it shall be operational.
- > The Sector road approach up to the project is operational. New approach by sector road from sector 14 bridge is operational upto sector 78.
- > 4 bridges are proposed to be constructed over the Canal. In the next 2-3 months, one of the bridges will be operational and the remaining in the next 6 months.
- > The provision of water supply, sewerage, drainage, lighting etc is being taken care of at a massive scale.

The Forest Spa, Surajkund - Unparalleled Luxury Living

On the periphery of South Delhi lies the Surajkund Tourist Complex in Faridabad. Made famous by the annual craft fair held every year in February, the area around this tourist complex is a premium real estate hub. The deep dense Aravalis nestles the curvy roads that is bustling with real estate activity. This road leads to Delhi in 10 minutes – located hardly 8 km from the complex.

Aptly named "**The Forest Spa**", Omaxe's luxurious offering on the Surajkund Road is a delightful and prestigious address. Surrounded by 5000 acres of greens, **The Forest Spa**, with its ultra luxurious Penthouses and Apartments (2520 and 7450 sq. ft.), offers a lifestyle that is truly global. The exquisitely designed spacious balcony offers its residents a breathtaking view of the picturesque Aravalis – an experience that is unparalleled. Nature isn't close, it's your neighbor!

The stunning architecture and dazzling interiors with exclusive personal health club in Master Bedroom with Jacuzzi, Sauna and Steam in each apartment, gym, state-of-the-art club, swimming pool, health club, Squash court, basketball court and multi-cuisine restaurant etc. are the facilities not quite heard off in the region. "Club Aura" will have all the world-class facilities of indulgence, like Swimming Pool, Spa, Restaurant, Meditation, Gym to name a few.

Well-connected and a self sustaining region with all the facilities of school, college, hospital, hotels, Malls etc in the vicinity, the South of South Delhi, as Surajkund is called, is the hub of luxury development in the region.

CITY WISE HOUSING PRICE INDEX FOR THE QUARTER JANUARY-MARCH, 2014

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	Oct-Dec 2013 Index	Jan-Mar 2014 Index
Hyderabad	100	91	84	79	86	85	84	90	88	84	88	93	95
Faridabad	100	220	206	218	217	217	216	205	207	202	204	209	209
Patna	100	146	141	140	129	140	138	151	152	147	150	159	150
Chennai	100	248	271	296	304	309	312	314	310	303	318	330	349
Jaipur	100	64	65	64	80	78	85	87	112	110	108	105	101
Lucknow	100	160	154	165	164	171	175	189	183	187	191	185	194
Bhopal	100	224	208	211	204	207	206	216	230	227	220	223	226
Kolkata	100	194	191	190	191	196	191	209	197	189	199	196	206
Mumbai	100	181	194	193	190	197	198	217	222	221	222	222	229
Bengaluru	100	92	93	100	92	100	98	106	109	108	107	111	107
Delhi	100	147	154	167	168	172	178	195	202	199	190	196	199
Ludhiana	100				163	171	168	179	167	157	150	150	145
Indore	100				208	203	196	194	195	184	180	184	181
Chandigarh	100								194	191	192	188	183

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

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

Corporate Office: Omaxe House, 7, LSC, Kalkaji, New Delhi - 110019, India

Tel.: +91-11- 41893100, 41896680-85, 41896776 Fax.: +91-11- 41896773, 41896799, 41896653 Web: www.omaxe.com

Omaxe Care: 18001020064 (Toll free) We are on     

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TRANSFORMING SMALL CITIES WITH BIG IDEAS

Strategic location. Timely delivery. Affordable homes