

November 14, 2017

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

Sub: Standalone and Consolidated Unaudited Financial Results of the Company for the Quarter and Half Year ended on September 30, 2017 alongwith the Statement of Assets and Liabilities on that date and the Limited Review Report

Dear Sir/Madam,

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

1. Standalone and Consolidated Unaudited Financial Results of the Company for the Quarter and Half Year ended on September 30, 2017 alongwith the Statement of Assets and Liabilities on that date and the Report on Limited Review, conducted by the Company's Statutory Auditors i.e. M/s BSD & Co., Chartered Accountants.
2. Consolidated Unaudited Financial Results of the Company for the Quarter and Half Year ended on September 30, 2017 to be published in the newspapers in terms of Regulation-47 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015.

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

Thanking You

Your's Faithfully
For Omaxe Limited



Shubha Singh
Company Secretary
Encl: a/a

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

OMAXE LTD.

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


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

4. The comparative Ind AS financial information of the Company for the immediately preceding quarter ended June 30, 2017, corresponding quarter and half-year ended September 30, 2016 were reviewed by the predecessor auditor and the Ind AS financial statements of the Company for the year ended March 31, 2017, were audited by predecessor auditor who expressed an unmodified opinion on those financial statements or results on August 11, 2017; December 13, 2016 and May 28, 2017, respectively.

For B S D & Co.

Chartered Accountants

ICAI Firm Reg. No.000312S


Prakash Chand Srana
Partner
Membership No. 010276



Place: New Delhi

Date: November 14, 2017

BSD & Co.

Chartered Accountants

Arihant, A-401, Defence Colony New Delhi-110024 (Delhi)
Tel : 011-24339596 Email ID : delhi@bsdgroup.in, website : www.bsdgroup.in

LIMITED REVIEW REPORT

The Board of Directors

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

Dear Sirs,

1. We have reviewed the accompanying statement of unaudited consolidated financial results ("the Statement") of Omaxe Limited ("the Company"), its subsidiaries, and its associates ("the Group") for the quarter ended September 30, 2017 and year to date from April 1, 2017 to September 30, 2017 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

This statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the statement based on our review.

2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of group personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with applicable accounting standards, as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2015 read with SEBI Circular CIR/CFD/CMD/15/2015 dated November 30, 2015 and SEBI Circular CIR/CFD/FAC/62/2016 dated July 5, 2016 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.



4. We did not review the interim financial results and other financial information, in respect of 3 subsidiaries, whose Ind AS financial results include total assets of Rs 22,157.17 lakhs as at September 30, 2017, and total revenues (including other income) of Rs. Nil and Rs. Nil and total profit /(loss) of Rs. (297.38) lakhs and Rs. (603.62) lakhs for the quarter and for the half-year ended September 30, 2017 respectively. These Ind AS financial results and other financial information have been reviewed by other auditors, which financial results, other financial information and auditor's reports have been furnished to us by the management. Our opinion, in so far as it relates to the affairs of such subsidiaries is based solely on the report of other auditors. Our opinion is not modified/qualified in respect of this matter.
5. We did not review the interim financial results and other financial information in respect of 227 subsidiary companies, included in the Statement, whose interim financial results reflect total assets of Rs. 26,997.91 lakhs as at September 30, 2017, total revenues (including other income) of Rs. 257.42 lakhs and Rs. 905.65 lakhs and total profit /(loss) of Rs. (267.38) lakhs and Rs. (293.59) lakhs for the quarter and for the half-year ended September 30, 2017 respectively. The unaudited consolidated financial results also include the Group's share of net profit/ (loss) of Rs. (0.19) lakhs and Rs.(0.37) lakhs for the quarter and half-year ended September 30, 2017 respectively, as considered in the unaudited consolidated financial results, in respect of 3 associates.

These interim financial results are un-reviewed and have been furnished to us by the Management of the group and our report on the consolidated financial results, in so far as it relates to the amounts included in respect of said subsidiary, group companies and associates , is based solely on such un-reviewed management certified interim financial results. In our opinion and according to the information and explanation given to us by the management of the group, these interim financial results are not material to the Group. Our opinion is not modified/qualified in respect of this matter.

6. The comparative Ind AS financial information of the Company for the immediately preceding quarter ended June 30, 2017, corresponding quarter and half-year ended September 30,2016 were reviewed by the predecessor auditor and the Ind AS financial statements of the Company for the year ended March 31,2017, were audited by predecessor auditor who expressed an unmodified opinion on those consolidated financial statements or results on August 11, 2017; December 13, 2016 and May 28, 2017, respectively.

For B S D & Co.
Chartered Accountants
ICAI Firm Reg. No.0003125



Prakash Chand Surana
Partner
Membership No. 010276

Place: New Delhi
Date: November 14, 2017

13	Other comprehensive income attributable to Owners of the company Non-controlling interest	(25.41)	(84.11)	(28.26)	(84.11)	77.50	(27.85) 0.23	(9.91) (0.75)	(80.42)	(37.76) (0.52)	(80.42)	(18.23) (1.07)
14	Total comprehensive income attributable to Owners of the company Non-controlling interest	1,465.35	1,690.78	2,983.41	4,694.60	6,861.01	1,794.44 58.63	2,308.76 177.82	2,288.75 54.63	4,103.20 236.45	6,833.96 65.30	10,189.51 317.11
15	Paid up Equity Share Capital (Face Value per share-Rs.10/-)	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05
16	Other Equity											
17	Earnings per share (face value of Rs. 10/- per share) (in rupees) (not annualised for quarter and half year)	0.80	0.92	1.63	2.57	3.75	0.98	1.26	1.25	2.24	3.74	5.57
	Basic earnings per share (in rupees)	0.80	0.92	1.63	2.57	3.75	0.98	1.26	1.25	2.24	3.74	5.57
	Diluted earnings per share (in rupees)	0.80	0.92	1.63	2.57	3.75	0.98	1.26	1.25	2.24	3.74	5.57

Statement of Assets and Liabilities:

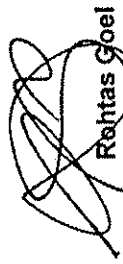
Particulars	(Rupees in Lakhs)					
	As on September 30, 2017 Standalone (Unaudited)	As on March 31, 2017 Standalone (Audited)	As on September 30, 2017 Consolidated (Unaudited)	As on March 31, 2017 Consolidated (Audited)	As on September 30, 2017 Consolidated (Unaudited)	As on March 31, 2017 Consolidated (Audited)
ASSETS						
Non-Current Assets						
Property, Plant and Equipment	50,255.64	50,053.42	53,077.76	53,077.76	53,077.76	53,025.70
Capital Work-in-Progress	2.65	2.65	2.65	2.65	2.65	2.65
Goodwill	-	-	-	-	-	-
Other Intangibles Assets	39.59	59.99	41.04	41.04	41.04	61.40
Financial Assets						
Investments	33,044.11	33,043.63	1,177.24	1,177.24	1,177.08	1,177.08
Loans	2,304.50	4,246.56	1,993.21	1,993.21	1,704.34	1,704.34
Other financial assets	12,560.82	12,179.86	5,077.07	5,077.07	6,726.72	6,726.72
Deferred tax assets (net)	10,373.91	12,239.66	16,732.71	16,732.71	18,364.24	18,364.24
Non Current tax assets (net)	5,730.90	5,395.05	6,637.59	6,637.59	7,173.04	7,173.04
Other Non-Current Assets	314.99	500.02	8,442.80	8,442.80	8,712.69	8,712.69
	114,627.11	117,720.84	100,512.71	100,512.71	104,250.17	104,250.17

Current Assets					
Inventories	171,720.60	197,134.55	505,814.52	487,158.07	
Financial Assets					
Trade Receivables	73,836.48	75,876.01	83,487.78	104,841.17	
Cash and Cash Equivalents	1,887.90	4,749.70	11,747.24	8,625.96	
Other bank balances	15,750.12	13,247.29	16,255.84	13,658.08	
Loans	14,734.13	17,056.60	16,627.32	16,591.51	
Other financial assets	26,480.25	31,193.86	35,081.97	42,436.60	
Other Current Assets	147,030.22	112,056.80	59,995.69	55,029.24	
	451,439.70	451,314.81	729,010.36	728,340.63	
TOTAL ASSETS	566,066.81	569,035.65	829,523.07	832,590.80	
EQUITY AND LIABILITIES					
Equity					
Equity Share Capital	18,290.05	18,290.05	18,290.05	18,290.05	
Other Equity	171,044.69	168,479.06	197,351.51	193,572.26	
Non Controlling Interest			1,759.55	1,490.91	
Non-current liabilities					
Financial Liabilities					
Borrowings	45,225.69	42,488.66	86,303.31	75,338.04	
Trade payables	1,402.80	3,408.51	12,130.83	16,127.71	
Other Financial Liabilities	28,192.04	48,943.02	33,312.24	63,882.94	
Provisions	453.75	988.00	605.25	1,377.73	
Other non-current liabilities	1,047.84	308.52	1,510.30	450.85	
	76,322.12	96,136.71	133,861.93	157,177.27	
Current liabilities					
Financial Liabilities					
Borrowings	19,511.94	16,498.07	19,561.94	16,548.12	
Trade Payables	42,489.31	50,722.74	96,253.41	102,481.11	
Other Financial liabilities	79,656.25	61,363.64	126,865.07	102,442.73	
Other Current Liabilities	158,716.97	157,522.80	233,676.60	238,525.10	
Provisions	35.48	22.58	808.28	891.67	
Current tax liabilities (net)			1,094.73	1,171.58	
	300,409.95	286,129.83	478,260.03	462,060.31	
TOTAL EQUITY AND LIABILITIES	566,066.81	569,035.65	829,523.07	832,590.80	

Notes:

1. The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their respective meetings held on 14th November, 2017. The financial results for the quarter and half year ended September 30, 2017 have been limited reviewed by the Statutory Auditors of the Company.
2. The standalone and consolidated financial results have been prepared in accordance with the principle and procedures of Indian Accounting Standards-34 "Interim Financial Reporting" as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015.
3. In line with the provisions of Ind AS 108 – Operating Segments and on the basis of review of operations being done by the management of the company, the operations of the group falls under real estate business, which is considered to be the only reportable segment by the management.
4. Tax expenses include current tax (net of MAT Credit), Deferred Tax and adjustment of taxes for earlier years.
5. The standalone and consolidated financial results of the Company for the quarter and half year ended September 30, 2017 are also available on the Company's Website (www.omaxe.com) and on the Website of BSE (www.bseindia.com) and NSE (www.nseindia.com).

For and on behalf of Board of Directors
For Omaxe Limited


Rohitas Goel
Chairman and Managing Director
DIN: 00003735

Place: New Delhi

Date: 14th November, 2017

Omaxe Limited

Regd. Office: 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122 001, (Haryana)
 Corp. Office: 7, LSC, Kalkaji, New Delhi-110019
 CIN: L74899HR1989PLC051918, Website: www.omaxe.com, Email: info@omaxe.com
 Tel: 91-11-41893100, Fax: 91-11-41896653

Extract of Consolidated Unaudited Financial Results for the quarter and half year ended September 30, 2017

(Rupees in Lakhs)

S. No.	Particulars	Quarter ended			Half Year Ended		Year Ended
		30.09.2017	30.06.2017	30.09.2016	30.09.2017	30.09.2016	31.03.2017
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income from Operations	36,468.14	49,449.26	34,248.89	85,917.40	79,457.55	168,567.08
2	Net Profit for the period (before tax, exceptional and extraordinary items)	3,507.04	3,872.94	4,275.35	7,379.98	11,817.54	17,914.27
3	Net Profit for the period before tax (after exceptional and extraordinary items)	3,507.04	3,872.94	4,275.35	7,379.98	11,817.54	17,914.27
4	Net profit for the period after tax (after exceptional and extraordinary items)	1,880.69	2,497.24	2,423.80	4,377.93	6,979.68	10,525.92
5	Total Comprehensive Income for the period (Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax))	1,853.07	2,486.58	2,343.38	4,339.65	6,899.26	10,506.62
6	Paid up Equity Share Capital (Face value Rs. 10 each)	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05	18,290.05
7	Other Equity				197,351.51	191,277.63	193,572.26
8	Basic and diluted earnings per share (face value of Rs. 10/- per share) (in rupees) (not annualised for quarter and half year)	0.98	1.26	1.25	2.24	3.74	5.57
9	Net Worth				215,641.56	209,567.68	211,862.31
10	Outstanding Debt including Redeemable Preference Shares				164,279.07	145,436.17	150,540.24
11	Outstanding Redeemable Preference Shares				4,287.74	3,690.18	3,963.42
12	Debt Equity Ratio				0.76	0.60	0.71
13	Debt Redemption Reserve				250.00	1,100.00	250.00
14	Debt Service Coverage Ratio				0.40	0.57	0.53
15	Interest Service Coverage Ratio				1.94	2.28	2.16

Notes:

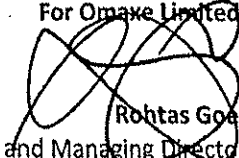
- The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their respective meetings held on 14th November, 2017. The financial results for the quarter and half year ended September 30, 2017 have been limited reviewed by the Statutory Auditors of the Company.
- The above is an extract of the detailed format of quarterly financial results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015. The full Financial Results of Omaxe Limited for the quarter and half year ended September 30, 2017 are available on the Company's Website (www.omaxe.com) and on the Website of BSE (www.bseindia.com) and NSE (www.nseindia.com).
- The Key Standalone Financial Information is given below:

(Rupees in Lakhs)

Particulars	Quarter ended			Half Year Ended		Year Ended
	30.09.2017	30.06.2017	30.09.2016	30.09.2017	30.09.2016	31.03.2017
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total Income	28,975.11	32,190.18	24,032.23	61,165.29	56,439.78	107,903.34
Profit before tax	2,566.56	2,325.81	3,147.37	4,892.37	8,076.19	12,898.49
Net profit after tax	1,490.76	1,520.91	1,774.89	3,011.67	4,778.71	6,783.51
Other Comprehensive Income/(loss) (net of tax expenses)	(25.41)	(2.85)	(84.11)	(28.26)	(84.11)	77.50
Total Comprehensive Income/(loss) for the period	1,465.35	1,518.06	1,690.78	2,983.41	4,694.60	6,861.01

For and on behalf of Board of Directors

For Omaxe Limited


Rontas Goel
 Chairman and Managing Director

DIN: 00003735

Place: New Delhi

Date: 14th November, 2017