



Transparency

Customer Satisfaction



Professionalism



Cutting-Edge Technology



Quality



Creating Value



Commitment

Social Responsibility

Contents

From the CMD's desk	3
Calling the shots	4
Projects at a Glance	5-8
City in News	9
NHB Residex and Contact us	10

In Faridabad, locations like Old Faridabad road and residential sectors on NH 2 and Suraj Kund road have seen ample residential supply during the last few years. However newer locations like Nehar Par and Sectors 70-89 have also witnessed a number of project launches, ranging from affordable to high end residential.*

Nearly 86,000 residential units entered the market in FY 2012. As of March 2012, nearly 5, 00,000 units are under various stages of construction in the NCR market. Developers were able to gauge the pulse of the market and launched more affordable and mid segment projects than premium projects in FY 2012. Nearly 40% of the units launched, fall in the ₹ 2.5-5 million ticket size.*



From the CMD's desk

Haryana is both an industrialized State and an agrarian economy. Contributing significantly to the India's growth, Haryana is a prosperous State with high income and skilled labour and a lot of incentive for industrialization. Being close to Delhi, cities like Gurgaon, Faridabad, Rohtak, Sonapat, Bahadurgarh, Palwal, Yamuna Nagar have grown tremendously, especially in real estate development. Our association with Haryana goes back to generations. It is here that I grew up, gained professional proficiency, started my entrepreneurial journey and built Omaxe into one of the leaders in real estate sector. We have contributed towards the growth of Haryana with some of the most remarkable projects, especially in Faridabad.

One of the most progressive cities, Faridabad has grown by several notches from the time Omaxe was founded in 1989. Faridabad has several industries that are the source of livelihood for the people in and around the city.

With several proposals that will enhance the connectivity to the city, thereby propelling more development and industrialization, the real estate sector has now set its sight on this part of Delhi and is coming up with projects that will awe onlookers and excite buyers. In short, Faridabad is a compelling proposition. Faridabad has expanded to Greater Faridabad (also called Nehar Par) where abundant land is available and social & physical infrastructure is being provided. The city also boasts of a superb connectivity to Delhi, Gurgaon, Ghaziabad, Noida and other nearby regions.

Omaxe has several projects in Faridabad that range from affordable to luxury and residential to commercial; and these have been widely appreciated. This Newsletter intends to apprise our various stakeholders and buyers about the construction update, city development and the Government policies that are meant to benefit the city.

I thank you all for giving us an opportunity to serve today, tomorrow and always!!!

Regards,

A stylized, handwritten signature in black ink, appearing to be 'R. Goel'.

Rohtas Goel

Calling The Shots

Faridabad is amongst the fastest growing cities in India. Today, the city is witnessing 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 presence of industries and coming up of industrial towns in and around Faridabad has seen the onset of several developers offering various residential options, shopping centres and malls, hotels etc. With an already seamless connectivity to Delhi, Noida and Gurgaon along with the coming up of metro rail, the city's growth shall multiply further as it will attract shoppers and office goers to and from Delhi.

Today, the city continues to expand to regions like Greater Faridabad or Nehar par, thereby creating more space for better development. Sector 75-89 in Faridabad is often referred to as Greater Faridabad. Due to abundant availability of land at comparatively lower rate, developers have thronged Greater Faridabad with several residential and commercial options.

Government intervention towards overcoming infrastructure bottlenecks has ensured better connectivity by road to important cities through the proposed Kundali-Manesar-Palwal Expressway, Eastern Peripheral Expressway, Ghaziabad-Kundali corridor. Six laning of NH-2 and the proposed Faridabad-Noida-Ghaziabad will add to the connectivity quotient of the city.

Greater Faridabad has witnessed unprecedented growth in real estate. The Government has notified Sector 79 as the commercial district of Faridabad and builders have charted out big plans for the area, which includes the already fast-paced construction activities going on in Greater Faridabad. Affordability is the most important factor that has led homebuyers to flock to Greater Faridabad. The Government has been taking steps to improve infrastructure and safety & security in the region. The proposal to build road from sector 75 to sector 90 is a boon for the realty scenario in Greater Faridabad.

The Development Boost

Six laning of National Highway from Badarpur to Agra

Flyovers at Sarai Khwaja, NHPC, Badkhal More, Old Faridabad, Ajrona Chowk, YMCA and Ballabhgarh

Third Phase to have metro from Badarpur to YMCA Chowk and next phase to connect YMCA to Ballabhgarh and Noida.

Industrial corridor along KMP Expressway & Eastern Peripheral connecting Noida and Sonapat

Gurgaon-Faridabad-Ballabhgarh-Sohna road

2 medical colleges, 3 deemed universities and a knowledge park in Aravali to be developed by Teri.

IMT taking shape

The Forest Spa



SURAJKUND, DELHI-NCR

Location : Surajkund Road, Faridabad

Size : 2520, 3025, 4025, 6000, 7450 sq ft

Type : 4B/R+servant room, 5B/R+servant room

The Forest Spa houses luxurious apartments and penthouses in grandiose towers. Ultimate luxury architectural, exclusive and personal splash pools and gyms, state-of-the-art clubs, swimming pool, health club, games and recreational facilities, multi-cuisine restaurant etc.

Omaxe Spa Village



Location : Sector 78, Faridabad

Size : 1600, 1900, 2350, 3350, 4625 sq ft

Type : 3BHK, 3BHK+SR, 4BHK+SR & 7BR Penthouses

A special spa club with Ayurvedic massage facility adds to the lifestyle quotient of Omaxe Spa Village. The club is also gifted with the special features like Sauna, Steam, Jacuzzi, and Shower cubical, a Hi-tech gym, Indoor game, Internet room, TV lounge, Library, Tennis and multi-purpose Court, a grand conference room with broadband connectivity, fax, video conferencing etc.

Omaxe Hills



OMAXE
HILLS
SURAJKUND DELHI-NCR



Location : Surajkund Road, Faridabad

Size : 1330, 1600, 1922 sq ft

Type : 2B/R, 3B/R, 3B/R+servant quarter

In house club with swimming pool, Gym & Health club, Hi-Tech security and fire Fighting System, Earthquake resistant structure, Rainwater harvesting arrangements for ecological balance.

Omaxe Hills II

OMAXE
HILLS-II
SURAJKUND DELHI-NCR



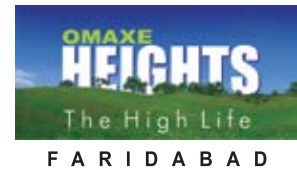
Location : Surajkund Road, Faridabad

Size : 1640 sq ft

Type : 3BHK

In house club with swimming pool, Gym & Health club, Hi-Tech security and fire Fighting System, Earthquake resistant structure, Rainwater harvesting arrangements for ecological balance.

Omaxe Heights 2/3 BR



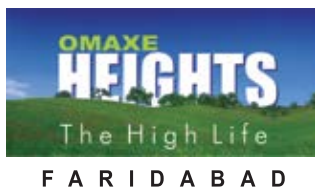
Location : Sector 86, Faridabad

Size : 1165, 1475 sq ft

Type : 2, 3 bedrooms

Play area and splash pool, recreation and rejuvenation facilities like In-house club with Snooker, Table tennis / Squash / Basketball court etc., Multipurpose hall, Swimming pool, Gym, Steam, Jacuzzi and Sauna within the complex.

Omaxe Heights 4 BR



Location : Sector 86, Faridabad

Size : 2350, 4430 sq ft

Type : 4 B/R+SR, 7B/R+SR Penthouse

Play area and splash pool, this project is complemented by recreation and rejuvenation facilities like In-house club with Snooker, Table tennis / Squash / Basketball court etc., Multipurpose hall, Swimming pool, Gym, Steam, Jacuzzi and Sauna within the complex.

Omaxe New Heights



OMAXE

NEW HEIGHTS

Sector 78, Faridabad



Location : Sector 78, Faridabad

Size : 850, 1100, 1350 sq ft

Type : 2BHK, 2BHK+study, 3BHK+study

Affordable apartments with facilities like Club with Gymnasium & Swimming Pool etc, 24X7 Gated security, power backup, optional car parking space, landscaped green offering comfortable & secure ambience. All the apartments will come fitted with vitrified tiles in all the bedrooms.

Omaxe City Centre



Location : Sector 79, Faridabad

Area : approx. 40 acre

Type : Low rise commercial/retail

Omaxe brings to Faridabad a new destination for Shopping, Recreation and Gastronomic delights – Omaxe City Centre. It carries the flavor and ambience of all the Continents. The Parisian sophistication, fragrances and street cafes, the eateries and electronics of Singapore, the exotic African lifestyle accessories and brilliant diamonds, the super and hypermarkets of America. This unique blend would provide an unmatched experience to the Indian consumer to explore the World without a Visa.

A posh-looking neighbourhood does not always spell high family incomes, says a study by Indicus Analytics.

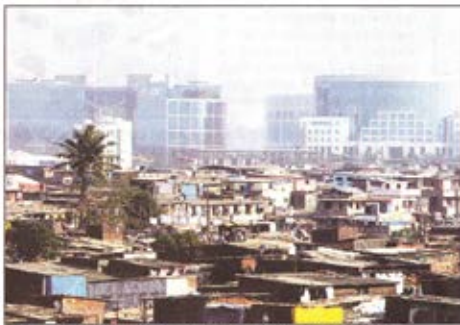
AVERAGE EFFECT

Based on average incomes, the richest neighbourhoods in India are not in the visibly cool metropolitan suburbs but in relatively nondescript zones.

While the super-rich may live in a certain area, slum clusters around them give them a different look

In cities like Delhi, slum areas and affluent neighbourhoods form predictable patterns

Some industrial areas in Faridabad and Noida account for huge wealth — though they are not considered affluent by the casual visitor



Slums and high-rises jostle for space under the sun in Mumbai.

258 Number of neighbourhoods in India's five major cities that have 1,000 or more households with annual incomes in excess of ₹10 lakh.

200 Number of neighbourhoods in these cities that have aggregate income of more than ₹600 crore.

13 of India's top 20 neighbourhoods in terms of millionaire families are in Mumbai.

SUPER-RICH, ULTRA-POOR: MAPPING EXTREMES

INDIA'S TOP 3 NEIGHBOURHOODS

1. Sec 14, 15, 16, 16A & 17, Faridabad	22.96
2. Ward-D Grant Rd, Walkeshwar, Mum	18.16
3. Sector 19, 27 Noida	18.14

INDIA'S BOTTOM 3 NEIGHBOURHOODS

1. Panki, Kanpur	1.62
2. Chakeri Industrial Area, Kanpur	1.65
3. Maheshpur, Patna	1.67

TOP3 NEIGHBOURHOODS IN DELHI

1. Greater Kailash-I	14.9
2. Greater Kailash-II	13.5
3. Preet Vihar	13.1

BOTTOM3 NEIGHBOURHOODS IN DELHI

1. Mangolpur (North)	2.45
2. Kondli	2.47
3. Gokulpur	2.48



An upper-class apartment complex in New Delhi looks over a slum cluster. The low-income families bring down the average income of the entire municipal ward.

TOP3 NEIGHBOURHOODS IN MUMBAI

1. Ward D-Grant Road-Walkeshwar	18.1
2. Ward-H West Bandra Wireless & Telegraph	15.9
3. Ward-H West Bandra Jetty	14.6

BOTTOM3 NEIGHBOURHOODS IN MUMBAI

1. Ward K-Andheri (West)-Madh Island	4.82
2. Ward H-Bandra West-Santacruz	5.05
3. Ward H-East Khar-Santacruz-Khar Railway	5.06

NOTES: A municipal wards in a city is defined by the Census 2001 has been taken as neighbourhood. Municipal wards include low-income areas and slum clusters, which lower the average household income substantially. All income figures in ₹ lakh per annum.

Faridabad houses India's richest zones

India's most affluent neighbourhoods are Faridabad's sectors 14, 15, 16, 16A and 17 (average household income: Rs. 22.96 lakh); Mumbai's Walkeshwar (Rs 18.17 lakh); and Noida's sectors 19 and 27 (Rs 18.14 lakh). These are areas with the highest household income -total annual income earned by all households divided by total number of households. And perhaps not so surprisingly, the least affluent neighbourhoods were in Kanpur, Patna and Bhopal. For its study, research firm Indicus Analytics collated data from several organisations - National Sample Survey Organisation, National Data Survey of Savings Patterns of Indians, District Level Household Survey, Registrar General of India, National Account Statistics, Central Statistical Organisation and Reserve Bank of India. The survey by Indicus Analytics included 50 cities across India.

यहां बनेंगे मेट्रो स्टेशन

1 सराय चौक	6 ओल्ड फरीदाबाद
2 एनएचवीसी चौक	7 अजरीदा चौक
3 मेवला महाराजपुर	8 न्यू फरीदाबाद
4 सेक्टर-27ए	9 वाईएमसीए
5 बड़खल मोड़	10 बल्लभगढ़ आदि

सिक्स लेन की योजना

- बदरपुर बॉर्डर से आगरा तक राजमार्ग को छह लेन का किया जाएगा
- करीब 22 सौ करोड़ की लागत आएगी
- रिलायंस कंपनी करेगी निर्माण
- अगले वर्ष मार्च में शुरू होगा निर्माण

यहां बनेंगे फ्लाईओवर

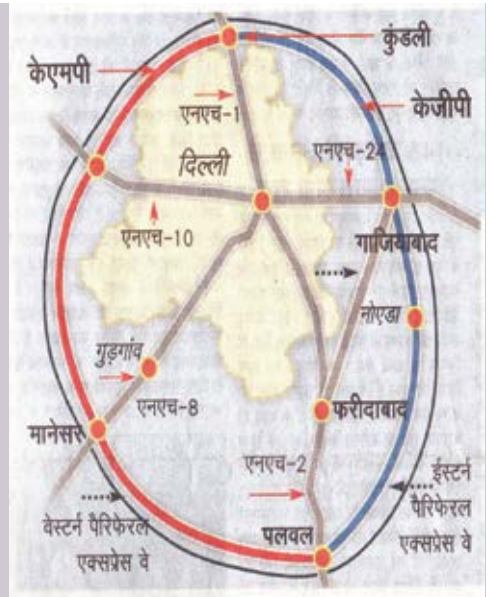
- सराय खाजा, एनएचवीसी, बड़खल मोड़, ओल्ड फरीदाबाद, अजरीदा चौक, वाईएमसीए व बल्लभगढ़।

फरीदाबाद का मेट्रो

- तीसरे चरण में बदरपुर से वाईएमसीए चौक तक मेट्रो आएगी
- इस प्रोजेक्ट्स पर करीब 2082 करोड़ रुपए खर्च होगा
- शहर में 2012 तक मेट्रो दस्तक देगी
- बदरपुर से वाईएमसीए तक 13.875 किलो मीटर लंबी होगी
- अगले चरण में वाईएमसीए से मेट्रो को बल्लभगढ़, फिर नोएडा से जोड़ने की योजना है।

Faridabad to benefit with KMP Expressway

The KMP Expressway has been extended to include Ballabhgarh - Sohna Road alongwith Gurgaon Nehar. Besides, the Kundali - Ghaziabad-Palwal road will have almost 9 KM stretch crossing through Faridabad. Also KMP also culminates in the Faridabad region. The KMP and KGP Expressways shall be connected to facilitate seamless movement along the circle enabling accessibility to Faridabad from Kundali, Manesar, Palwal, Ghaziabad, Noida and Gurgaon.



Nehar Par Road connectivity proposed

The State Government has received a proposal for development of roads in Nehar Par area at a total cost of Rs 235 crore. Besides, HUDA is also preparing estimates for providing Road, water and electricity in the newly developed sectors of Nehar Par.



- ▶ 235 करोड़ में बनेगी 52 किमी लंबी रोड
- ▶ सड़क की लंबाई होगी 13 किमी
- ▶ हर सड़क पर होगा फ्लाईओवर
- ▶ सड़कें सेक्टरों को बाहुपारा से करेंगी कनेक्ट

City Wise Housing Price Index (Updated Upto Quarter January–March 2012)

CITIES	2007 Index	July-Dec 2009 Index	Jan-Mar 2010 Index	Apr-Jun 2010 Index	Jul-Sep 2010 Index	Oct-Dec 2010 Index	Jan-Mar 2011 Index	Apr-June 2011 Index	Jul-Sept 2011 Index	Oct-Dec 2011 Index	Jan-Mar 2012 Index
Hyderabad	100	81	81	82	87	87	83	91	84	79	86
Faridabad	100	145	154	152	170	176	165	220	206	218	217
Patna	100	119	127	124	148	146	146	146	141	140	129
Ahmedabad	100	128	113	131	141	164	165	169	163	167	164
Chennai	100	143	164	183	210	214	218	248	271	296	304
Jaipur	100	63	66	61	63	69	67	64	65	64	80
Lucknow	100	119	112	133	148	152	157	160	154	165	164
Pune	100	117	124	135	140	141	148	150	169	184	181
Surat	100	123	109	136	128	133	128	149	139	152	144
Kochi	100	83	79	83	97	101	86	107	97	82	72
Bhopal	100	162	158	153	166	173	167	224	208	211	204
Kolkata	100	185	165	176	191	213	211	194	191	190	191
Mumbai	100	126	134	160	167	173	175	181	194	193	190
Bengaluru	100	59	64	68	74	101	88	92	93	100	92
Delhi	100	113	106	110	115	123	126	147	154	167	168
Bhubaneshwar	100										161
Guwahati	100										157
Vijayawada	100										184
Indore	100										200

Housing prices have fallen the maximum in Kochi by 14.92 per cent in January-March period compared to the previous quarter. Bangalore at 12.87 per cent is next, followed by Faridabad at 6.37 per cent, Hyderabad at 4.6 per cent, Surat at 3.76 per cent, Bhopal at 3.55 per cent and Jaipur at 2.63 per cent. Kolkata showed a marginal decline.

Source: NHB

Be in Touch

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

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

Customer Care: 18001020064 (Toll Free)

Disclaimer Policy

Whilst making all reasonable efforts to provide correct information, Omaxe Ltd. cannot and does not warrant or guarantee that the data provided by this Newsletter are accurate in every respect. No warranty of any kind, whether express or implied, including but not limited to the warranties of non-infringement of third party rights, title and merchantability is given with respect to the mentioned data. Therefore, Omaxe Ltd. as well as its officers, directors, employees, agents and managers, on behalf of whom this disclaimer is issued, shall have no liability or responsibility whatsoever no matter whether it is based on contract, tort or any other legal ground for any inaccuracy, incompleteness, omission, lack of timeliness or any other error of the data on this Newsletter. Decisions based on information, plans, photographs etc. contained in this Newsletter are the sole responsibility of the user. Readers should seek independent advice before making any decision. Thus, Omaxe Ltd. as well as its officers, directors employees, agents and managers shall have in particular no liability or responsibility whatsoever for any direct or indirect or consequential loss to any person caused by or arising from any information -whether correct or incorrect - supplied by Omaxe Ltd. Omaxe Ltd. reserves the right at any time to make changes as it deems necessary.

The contents of this newsletter are subject to copyright under the laws of India. Copyright of the materials in this newsletter as a whole is owned by Omaxe Ltd.

About Omaxe

Omaxe Ltd. is one of the leading real estate companies and a diversified infrastructure conglomerate. Having spread its footprints in 12 States across 39 cities in India, the company has in its kitty a diversified product portfolio that includes Integrated Townships, Hi-Tech Townships, Group Housing projects, Shopping Malls & Office Spaces, Hotel projects and EPC contracts, roads & bridges. With approx. 75 million sq. ft. of delivered space that includes over 140 projects, the company is currently undertaking 52 projects across verticals.

The genesis of the company goes back to 1989 when first generation entrepreneur and a qualified civil engineer Mr. Rohtas Goel founded Omaxe to undertake construction & contracting business. In 2001, the Company made inroads into the evolving real estate sector. Listed on BSE and NSE, Omaxe has emerged as one of the leading real estate companies marked by some of the renowned and appreciated projects, awards and accolades and more importantly the trust of the people. In order to leverage its expertise in construction, the company diversified into infrastructure sector in 2007 through its wholly owned subsidiary Omaxe Infrastructure and Construction Ltd (OICL). In a short span, OICL has won award for its quality and excellence.

The company has successfully blended business excellence with social commitment. The company through Omaxe Foundation takes up many CSR projects in the field of health, education, community development etc.

Over the years, Omaxe has contributed to nation's infrastructure development with some landmark projects and engineering marvels. Seeing an opportunity in tier II and III cities, the company made a conscious decision to venture into States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan to name a few. True to its motto, **"Turning Dreams into Reality"**, Omaxe stands tall on the foundation of its values — values of delivering quality and excellent real estate spaces, ensuring customer satisfaction, and redefining lifestyle.

Our key performance indicators (as on March 2012)

- Delivered approx. 75 million sq. ft. since inception - 32 million sq ft of construction projects and 43 million sq ft in real estate development.
- 52 projects under execution consisting of 16 Group Housing projects, 15 Integrated Townships, 2 Hi-tech Townships, 7 Shopping Malls & Commercial Complexes, 2 Hotel projects and 10 EPC contracts, roads and bridge construction.
- Land bank of 4,500 acres (approx.) comprising 106 mn. sq.ft. of developable area.
- Consolidated Income from Operations of ₹ 1,848.75 crore and consolidated Net Profit of ₹ 90.38 crore in FY 2011-12.



OMAXE LTD.

Regd Office : 7, L.S.C., Kalkaji, New Delhi - 110019. (INDIA).
 Contact : 91-11-41896680-85 Fax: 91-11-41896741, 41896799, 41896653
 E-mail: info@omaxe.com Website : www.omaxe.com

We are on

