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Be in Touch

Company Overview

Presence in 40 cities across 12 states

Delivered approx. 74.60 mn sq. ft. of area including 31.80 mn sq. ft. in the infrastructure development and 42.80 mn sq. ft. in the real estate vertical

106 mn sq.ft. of potential developable area

More than 4500 acres of land bank across India

Currently working on 42 real estate projects:

- 17 Integrated Townships including 2 Hi-Tech Townships,
- 16 Group Housing projects,
- 7 Shopping Malls & Commercial Complexes, and
- 2 Hotel projects.

10 ongoing projects in infrastructure segment comprising of EPC Contracts, Roads & Bridges construction having book value of Rs. 1018 crore.

More than 2160 employees











HI-TECH TOWNSHIPS

INTEGRATED TOWNSHIPS

GROUP HOUSING

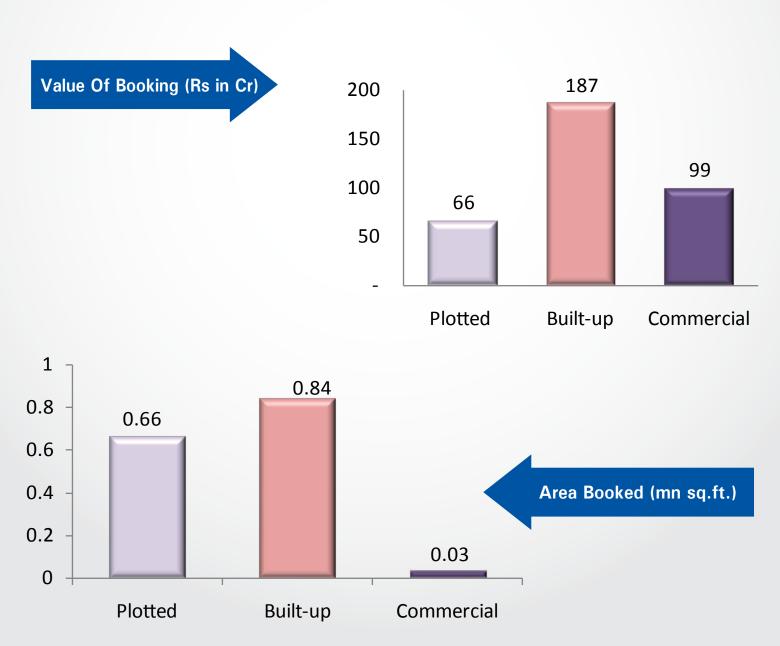
COMMERCIAL-SHOPPING MALLS / OFFICE SPACE

HOTELS

Overview Q4 FY12

New bookings during Q4 FY12 - 1.53 mn sq. ft.						
Area Booked Value Of Bookings						
Plotted Development	0.66 mn sq. ft.	Rs 66 Cr				
Built-up (Villas, GH, Floors)	0.84 mn sq. ft.	Rs 187 Cr				
Commercial (Plotted, Built-up)	0.03 mn sq. ft.	Rs 99 Cr				

Tied up sales for Q4 FY12

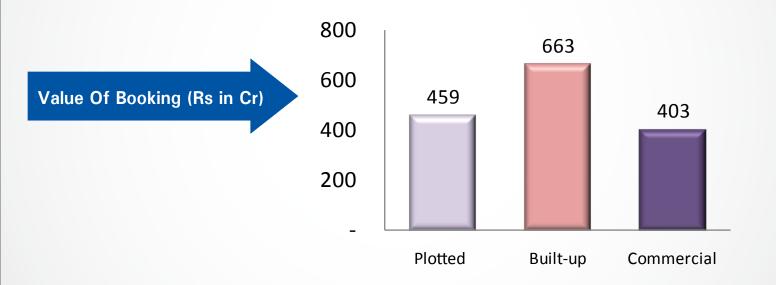


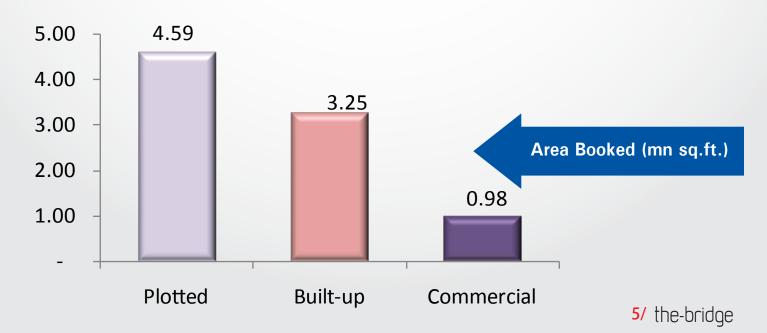
Overview FY11-12

New bookings during FY12 – 8.82 mn sq. ft. Total area booked till 31st March, 2011 at 47.68 mn sq. ft.:

	Area Booked	Value Of Bookings
Plotted Development	4.59 mn sq. ft.	Rs 459 Cr
Built-up (Villas, GH, Floors)	3.25 mn sq. ft.	Rs 663 Cr
Commercial (Plotted, Built-up)	0.98 mn sq. ft.	Rs 403 Cr

Tied up sales for Q4 FY12



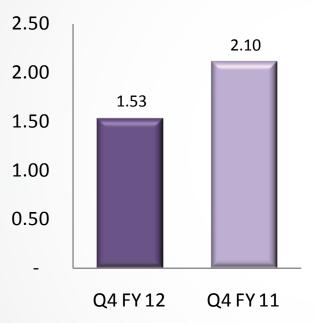


Business Operation (Q4 FY 12 vs Q4 FY 11)

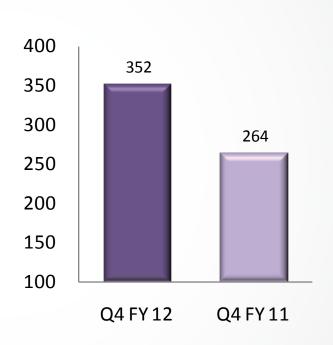
	UOM	Q4 FY 12	Q4 FY 11
Area Booked	mn sq.ft.	1.53	2.10
Value Of Bookings	INR Cr	352	264
Realizations	INR/sq.ft.	2,295	1,255

Details of New Bookings During Q4 FY 12 & Q4 FY 11

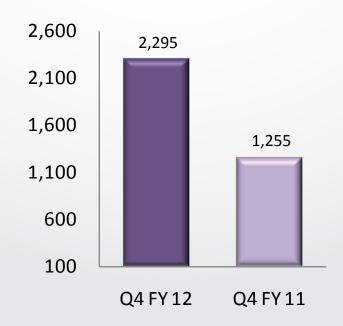




Value Of Booking (Rs in Cr)



Realizations (Rs in INR/Sqft)



Business Operation (FY 12 vs FY 11)

	UOM	FY 2012	FY 2011
Area Booked	mn sq.ft.	8.82	9.76
Value Of Bookings	INR Cr	1,526	1,709
Realizations	INR/sq.ft.	1,729	1,751

New Bookings During FY 12 & FY 11

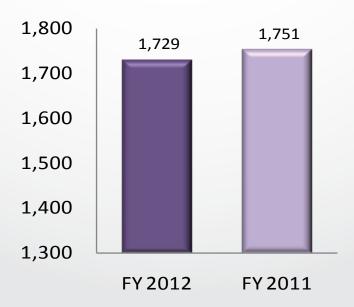
Area Booked (mn sq.ft.)

9.80 9.60 9.40 9.20 9.00 8.82 8.80 8.60 8.40 8.20 FY 2012 FY 2011

Value Of Booking (Rs in Cr)



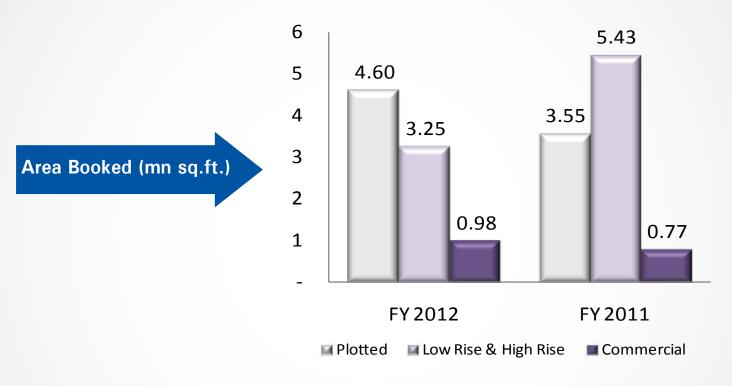
Realizations (Rs in INR/Sqft)



Business Operation (FY12 & FY11) - Overview

Segement Wise	Area Booked (mn sq.ft.)		Value of Booking (Rs In Cr)		Average Bo	ooking Rate sq.ft)
	FY 2012	FY 2011	FY 2012 FY 2011		FY 2012	FY 2011
Plotted	4.60	3.55	459	292	998	821
Low Rise & High Rise	3.25	5.43	663	1,282	2,044	2,361
Commercial	0.98	0.77	403	134	4,105	1,738
Total	8.82	9.76	1,526	1,709	1,729	1,751

New Bookings During FY 12 & FY 11



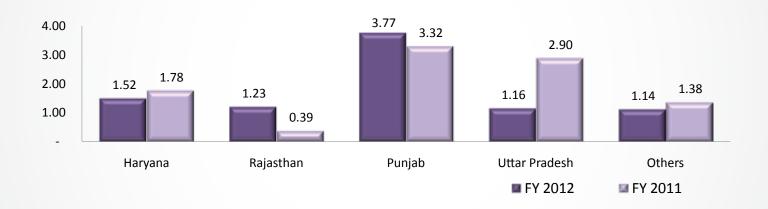


8/ the-bridge

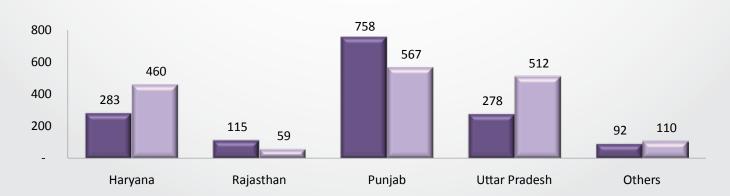
Business Operation - Overview

States	Area Booked (mn sq.ft.)		Value Of E (Rs In	•	Average Booking Rate (INR/sq.ft)		
	FY 2012 FY 2011		FY 2012	FY 2011	FY 2012	FY 2011	
Haryana	1.52	1.78	283	460	1,861	2,588	
Rajasthan	1.23	0.39	115	59	939	1,510	
Punjab	3.77	3.32	758	567	2,008	1,711	
Uttar Pradesh	1.16	2.90	278	512	2,384	1,767	
Others	1.14	1.38	92	110.	811	800	
Total	8.82	9.76	1,526	1,709	1,729	1,751	

Area Booked Comparison (mn sq.ft.)

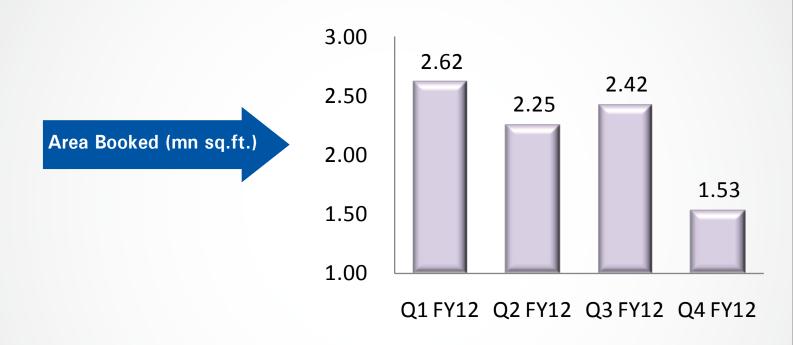


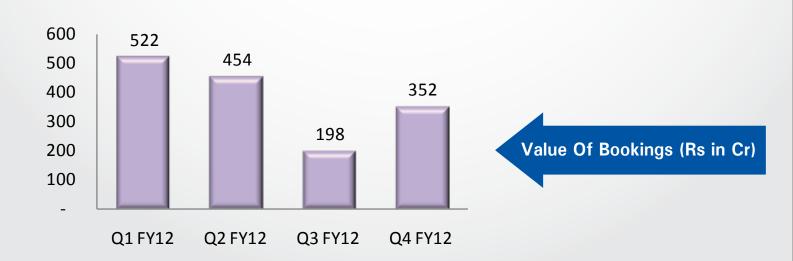
Value Of Bookings Comparison (Rs in Cr)



Quarter-wise Operational Comparison

	Area Booked	Value Of Bookings	Average Realization
	(mn sq.ft.)	(Rs in Cr)	(INR/sq.ft)
Q1 FY12	2.62	522	1,996
Q2 FY12	2.25	454	2,013
Q3 FY12	2.42	198	818
Q4 FY12	1.53	352	2,295
Total	8.82	1,526	1,729





New Launches during Q4 FY 12

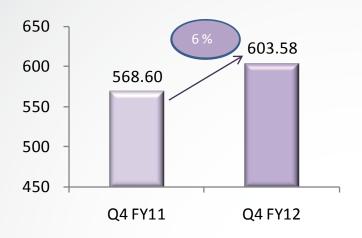
New Launches:	Location	Туре	Total Area (mn sq.ft.)	Area Booked (mn sg.ft.)	Value Of Bookings (Rs in Cr)	Avg Rate (INR/sq.ft) (Rs)
City Mart Palwal Comm. Booth	Palwal	Commercial	0.01	0.01	7	6,416
Retail Shops Bhiwadi-II	Bhiwadi	Commercial	0.03	0.01	3	5,920
Studio Apartments Bhiwadi-II	Bhiwadi	Floor	0.05	0.04	9	2,317
Omaxe Royal Street Bahadurgarh	Bahadurgarh	Floor	0.19	0.19	52	2,802
Patiala Mall Extn.	Patiala	Commercial	0.10	0.07	50	7,595
Omaxe Mayakhedi (Annex) Plot	Indore	Plot	0.29	0.14	14	947
Omaxe Mayakhedi (Annex) Villa	Indore	Villa	0.12	0.03	9	2,805
Total			0.78	0.48	143	2,980

New Launches during FY 2011-12

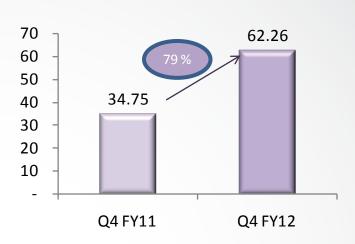
Projects	Location	Туре	Area Booked (mn sq.ft.)	Value Of Bookings (Rs in Cr)	Avg Rate (INR/sq.ft (Rs)
Omaxe City Chandigarh	Chandigarh	Plots & Floors	1.75	413	2,351
Omaxe City Rohtak	Rohtak	EWS Plot	0.04	0.23	55
Omaxe Eternity Vrindavan	Vrindavan	LIG and EWS	0.25	26	1,053
Omaxe Riviera, Rudrapur	Rudrapur	High Rise	0.07	12	1,679
Omaxe Royal Street Bahadurgarh	Bahadurgarh	Floor	0.19	52	2,802
Omaxe City Patiala & Patiala Mall	Patiala	SCO Plots & Commercial	0.11	123	10,900
Omaxe City Jaipur	Jaipur	Floor & Plots	0.31	35	1,149
Royal Residency Ludhiana	Ludhiana	Floor & High Rise	0.29	68	2,348
Omaxe City, Lucknow	Lucknow	Plot Commercial /Studio	0.89	115	1,291
Omaxe City Palwal	Palwal	Commercial & EWS	0.15	15	1,021
Omaxe City II, Bhiwadi	Bhiwadi	Commercial & Floors	0.04	12	2,736
Omaxe City Mayakhedi, Indore	Indore	Plot & Villa	0.18	22	1,282
Grand Total	4.26	893	2,093		

Operational Glimpse (Q4 FY 2012 vs Q4 FY 2011)

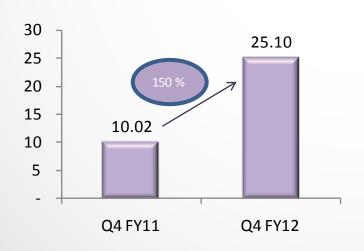
Income from operations (Rs in Cr)



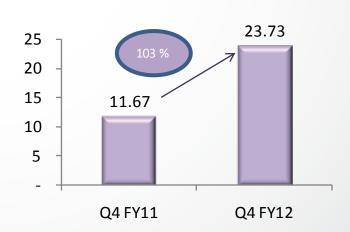
EBITDA (Rs in Cr)



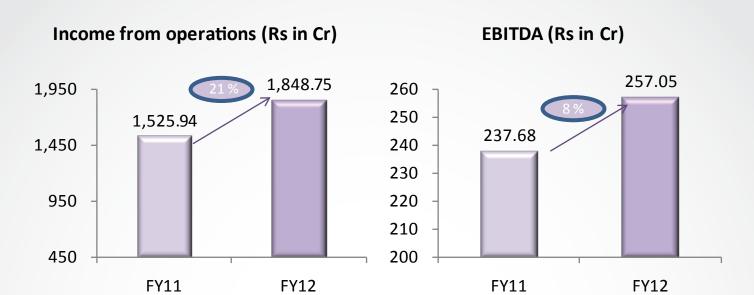
PBT (Rs in Cr)

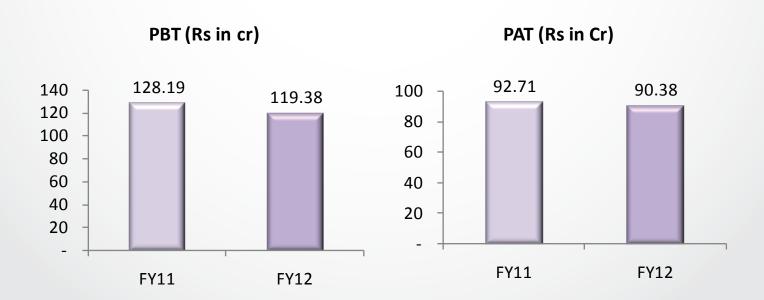


PAT (Rs in Cr)



Operational Glimpse (FY 2012 vs FY 2011)





Financial Highlights

(Rs in Cr)

Particular	Q4 FY12	Q4 FY11	FY 12	FY 11
Operational Income	603.58	568.60	1,848.75	1,521.60
EBIDTA	62.26	34.76	257.05	237.68
PBT	25.10	10.02	119.38	128.19
PAT	23.73	11.67	90.38	92.71
EPS	1.37	0.67	5.21	5.34
EBIDTA Margin	10.31%	6.11%	13.90%	15.62%
PAT Margin	3.94%	2.05%	4.89%	6.09%
Debt / Equity Ratio	0.76	0.93	0.76	0.93

(Rs in Cr)

Consolidated Debt Position As on 31st Mar, 2012	
Opening Balance (As on 01 Jan 2012)	1,491.90
Less: Repaid During Q4 FY 2012	195.47
Add : New Project Loan Availed	43.13
Gross Debt Position As on 31st Mar, 2012	1,339.55
Debt Repayment Schedule	
Schedule Debt Repayment in Next Three Months	155.22
Schedule Debt Repayment for FY 2012-2013	530.39

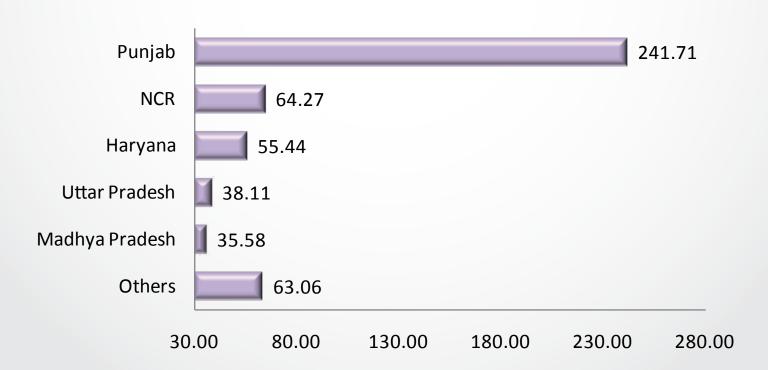
Financial Highlights

Cash flow Position (Rs in Cr)				
Particulars	Q4 FY12	FY 11-12		
Cash Flow from Operations (A)	588	2,057		
New Borrowings from Banks/FIs (B)	43	423		
Less:				
Construction, Land & Overheads	308	1,206		
Selling & Administration Expenses	100	362		
Interest Payments	56	196		
Debt Repayments	183	652		
Total Outflows (C)	646	2,416		
Balance (A+B-C)	(16)	64		

Major Contributor to Revenue in Q4 FY 2012

	Q4 FY 2012 (Rs in Cr)
Punjab	241.71
NCR	64.27
Haryana	55.44
Uttar Pradesh	38.11
Madhya Pradesh	35.58
Others	63.06

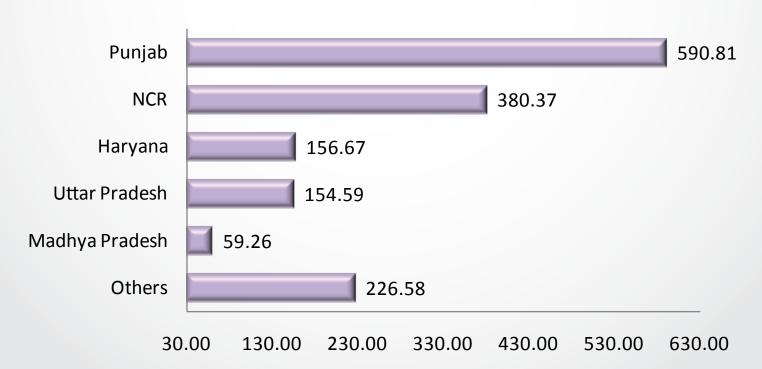
(Graphical Representation)



Major Contributor to Revenue in FY 2011-2012

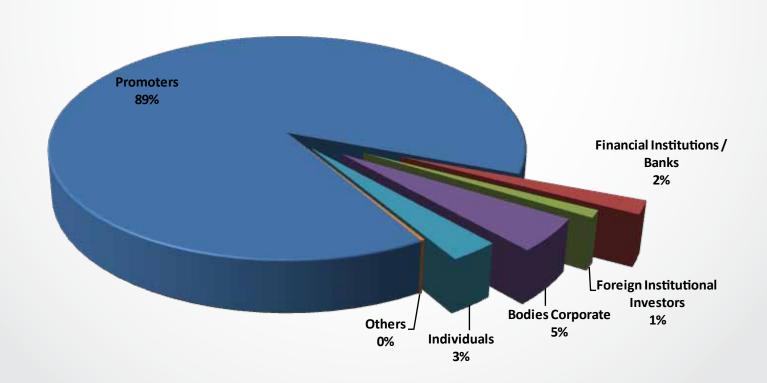
	FY 2011-2012 (Rs in Cr)
Punjab	590.81
NCR	380.37
Haryana	156.67
Uttar Pradesh	154.59
Madhya Pradesh	59.26
Others	226.58

(Graphical Representation)

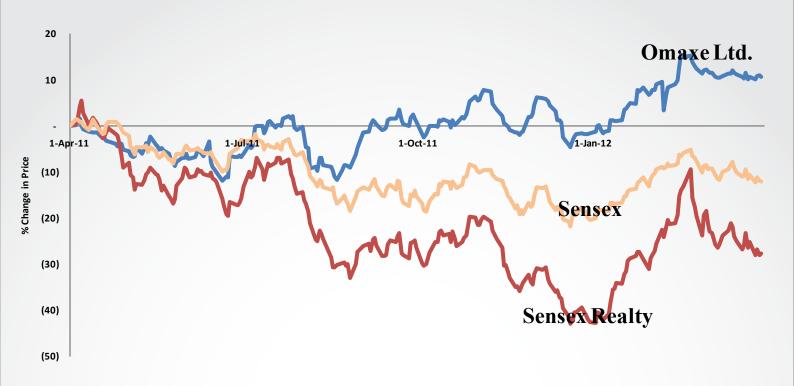


Shareholding Pattern

Category	No. of Shares	Percentage Shareholding
Promoters	1,54,725,636	89.14
Financial Institutions / Banks	3,26,85,34	1.88
Foreign Institutional Investors	1,81,37,57	1.04
Bodies Corporate	8,18,40,59	4.72
Individuals	5,16,54,49	2.98
Others	4,09,565	0.24
TOTAL	1,73,567,000	100.00



Share Price Movement (FY 2011-12)



Industry Outlook

- Demand for housing in Tier I cities remain static but demand for affordable housing in Tier II cities are showing uptrend;
- Global financial uncertainties and Delay in interest rate going down will negatively impact the sector.
- Rise in capital value of plots and flats will be marginal.
- Competition in smaller cities getting tough developers with comparatively low cost land bank and proven track record at advantage;
- Borrowing cost for the developers will remain high till there is a decrease in rates by RBI putting further pressure on margins;
- Cost of construction material is showing an increasing trend resulting in decline in operating margins.

Risk Mitigation Strategies

- Well diversified and geographically spread land bank a natural safeguard from regional risk presence in 12 States across 40 cities including infrastructure business;
- More focus on sales of plots and Low rise independent floors for early capitalization.
- Focus on execution and recovery of ongoing projects;
- Phased launches of new projects and product category depending upon need of market approx. 4.28 mn sq. ft. of projects has been booked in FY11-12;
- Slowly adding low cost land in the kitty for future growth acquired more than 375 acres in FY11-12 in Chandigarh, Lucknow, Allahabad, Faridabad, Vrindavan and Indore;
- Extending existing projects;
- Product design as per the requirements in the market.

Commercial Booth in City Mart, Omaxe City, Palwal



Located inside Omaxe City, Palwal, these commercial booths shall cater to the daily needs of the residents of the township.

A contemporary integrated township located on the Delhi-Agra highway makes Omaxe City, Palwal very viable. Consisting of plots, apartments and villas that are on offer in the approx. 128 acre Omaxe City, it has provisions for Shopping mall, schools, dispensary, theme park, crèche, state-of-the-art club reflecting style and taste.

Omaxe launched 48 units.

Omaxe Mall-II, Patiala

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



Retail shops and Studio apartments in Omaxe City-II, Bhiwadi -



Situated inside Omaxe City-II, Bhiwadi, these retail shops of 250 sq. ft. shall house a few brands, daily need stuffs, restaurants and other requirement of necessity.

Omaxe City-II, Bhiwadi is a value-for-money township on NH-8, adjacent to Delhi and Gurgaon, making it well connected and easily accessible. An upcoming industrial town, Bhiwadi is an ideal location for Omaxe City-II with health facilities, wide roads, commercial complex to name a few landscaping the township.

The One BHK studio apartment spread across 500 sq. ft, in Omaxe City, Bhiwadi-II are good options for a comfortable living.

The company has launched 70 units each.

Villas in Omaxe City, Mayakhedi (Annex), Indore



These elegantly designed villas with a super area of 1750 sq. ft. offers a taste of luxury. With Modern fittings and superior amenities duly complimenting the world-class facilities in the township, makes these villas highly attractive to own.

Facilities like theme parks, state-of-the art club, local shopping centre, grocery store within the township Omaxe City, Mayakhedi are all world-class.

The company has launched 80 units.

Omaxe Royal Street, Omaxe North Avenue-II, Bahadurgarh

Spread across 3.85 acres, Omaxe Royal Street is a part of the state-of-art Omaxe North Avenue-II With 3BHK structure on offer, it is spread over 1550 sq. ft. with world-class amenities, open spaces and modern fittings.

Located on NH-10, the state-of-the-art Omaxe North Avenue II offers a lifestyle that is rejuvenating and refreshing. Specifications and feature will stand out amidst the amenities like ample parking, entrance through wide roads, pollution free environment and lush-green surrounding.

The company has launched 117 units.



Plots in Omaxe City, Mayakhedi (Annex), Indore



Omaxe is offerings attractively priced plots in 102 sq. yds, 135 sq. yds and 200 sq. yds area. These plots enjoy locational advantage further adding value and financial viability to it.

Facilities in Omaxe City, Mayakhedi like theme parks, state-of-the art club, local shopping centre, grocery store within the township Omaxe City, Mayakhedi are all contemporary.

The company has launched 247 units.

Apartments in Omaxe Eternity, Vrindavan



Omaxe Eternity is an integrated township spread across 56 acres with easy accessibility and connectivity.

The facilities include a large Temple Complex, Dharamshala, Yoga / Meditation Centre, Central Park with Musical Fountain, large open green spaces, local shopping area, wide roads with ample parking spaces, provision for schools within the complex, gated entry exit and security arrangements, Kids Park and play area, re-creational centre, restaurant facility, etc.

Have offered possession of 2 bedroom apartments.

Omaxe City, Bahadurgarh consists of villas and G+2 Floors and is a self contained township on NH-10.

The township will have schools, dispensary, theme park, crèche, state-of-the-art club with facilities like swimming pool, sauna, steam, Jacuzzi etc., local shopping centre, grocery store and more luxuries reflecting style and taste.

Have offered possession of plots in the range of 260 sq. yd and 650 sq. yd.

Plots in Omaxe City, Bahadurgarh



Plots in Omaxe City, Mangliya, Indore



Located on Agra-Bombay bypass, Omaxe City, Mangliya is a step ahead, keeping pace with the fast changing economic status of the city. Spread over 88.41 acres, amidst lush green serene surroundings enables a healthy lifestyle.

This modern township comprises Group housing, independent floors and villas with facilities such as green parks, local shopping centre, grocery store and many more all within the township limits.

Plots ranging from 968 sq. ft. to 7530 sq. ft. have been offered for posession.

Villas in Omaxe City, Mangliya, Indore



A part of Omaxe City, Mangliya, these villas are built keeping in mind the growing aspirations of the people in the city. The 2 bedroom villas, spread over 1400 square feet, have lots of open and airy spaces with lots of green cover.

Spread over approx. 88.41 acres, Omaxe City, Mangliya comprises Group housing, independent floors along with villas and plots with all facilities and amenities such as green parks, local shopping centre, grocery store and many more all within the township limits.

Have been offered for possession.

Plots in ParkWoods, Baddi

A part of the self-sustained complex Omaxe ParWoods, offers plots in the sizes of 100 sq mtr, 137 sq mtr and 150 sq mtr in Parkwoods.

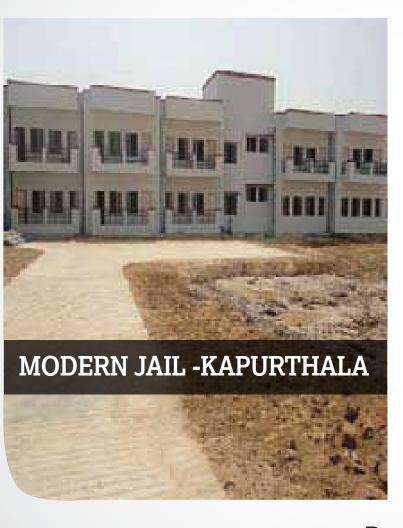
Locational advantage, accessibility to modern living and facilities at ParkWoods, besides lavish green environs of Baddi. Located 22 km from PGI Chandigarh and within the 26 acre residential housing project Parkwoods, these plots cater to the growing population in the industrial town of Baddi.

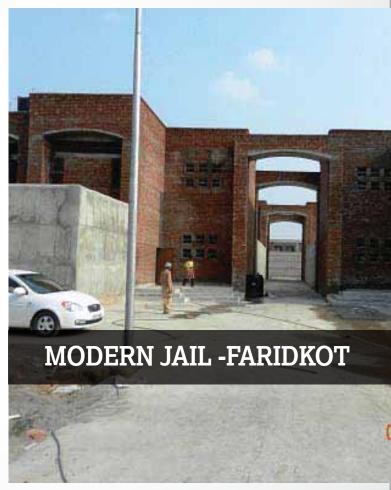
Have been offered for possession.



Omaxe Infra: Partner in India's Progress

COMPLETED PROJECTS





Punjab

Media presence



ओमेक्स का ग्राहकों को नया तोहफा





सी के गोलगण





र्राणवार को चौटा-2 स्थित ओमेवस कवीट प्लेस में फैर्मिकी कार्गिवल का आयोजन किया गया। इस मीके पर हास्य कालाकार करिएए श और भारती सिंह ने दर्शकों को शुक्ष हंशाया। 🙌 स्वयूर पेज 4

ओमैक्स में मीट योर नेबर का आयोजन



समपुरः ओमैनस लिमिटेड ने प्राहको की विकास और शिकायतें दूर करने के लिए जयपुर स्थित अपनी परियोजना औंगेषस सिटी में भीट योन नेवर' कर आगोजन किया, जिसमें कललपर, बैकर और मेंटेनेस एजेंसी ने प्रश्वकों की परेशानी को दूर किया। वरिष्ठ म्याप्रबंधक सुरेन गोवल ने ब्राह्म कि इस कार्यक्रम में 2000 से ज्वाद्य लोगों ने भाग लिया। कार्यक्रम एवल पर बच्चे और महिलाओं के मनोरंजन के लिए बैंशून शूटिंग, हाभी की सचारे, बाउंसी, जाद, ऊंट की सचारी और धम्मच दौह जैसे आयोजन किए गए। बड़क स्टंट दिन का सम्बंधी बाह्य अञ्चलकीय बाह्

प्रापटी विश्वसनीयता की गारंटी है नेताजी सुभाष प्लेस स्थित पर्ल्स ऑमेक्स एसोसिएट

मुबाब फोल मार्जेट पीतमपूर पत्नां आंधाना एवंद्रीतपूर सर्पित भीत गालकावी इक्साई को कता। में एक अनुद्री मिरवल पेश करता है ऐसा करना है penk und flatten glubuer मैपेजिं। प्रोक्तकार सुनील गांपल ar air well afte uniftens को दुनिया के शरीहर करने करे हैं। यू जो ये स्टॉपंग मॉल एक

ज्यादि सीवर है जारे और उद्योगका का, जिसमें आधुनिक तकनीको और सुविधाओं से इसे मुस्टिज्जा किया है। भी गोमल कारत हैं कि इनमें से पहारों से लोगी मीजन तक आएग भारत के लिए सुर्विश्व रखा गण है, जिसमें विभिन्न काँग्रेट शावस को रिजनेबल रेट पर स्पेस प्रदान

चीची चीवत से 12वीं मॉक्स 1881 ऑफ्स के शिए संस भूरेण काता आएए। विशाने श्रीरुपन क्रांपन मस्त्रीनेवानम अपनी अपने जीविस के स्वेस के लिए संवर्ध कर सबते हैं अधिक दिश्येर एक उपमित्रक अभवित असम्बद्ध में प्रविद्यात प्रदेशन है।

शर्मिक गाँव दिख्लों में भी है हि साथ भी पान चांता में उत्प नहें शहरों में अपने आप को मिशास को तीर ये स्थापित विस्ता है जिसका प्रत्य समूच जानेका प्लाबा, पर्व व्यवेषाः सिटी सेंटर (गृहस्थात) तथा अर्थमाना चन्छर प्लेश (पोएडा) है। साथ हो स्वाप पटियाला, इंटीन, कपपुर में इनके प्रोकेक्ट का विकास हो रहा है।



पिछले ये रक्षक में प्रॉपर्टी के बेन में विकास सेवा का की अन्त्रीक लांगी को पर पर बलेख है। सची कारण है कि इच्छा नाम घाँपटी क्षाताम् में विश्वतम् एवं सामान

ओमेक्स में एसआरएस मल्टीप्लेक्स लांच

प्रकाशिक विकेट वे स्तुविक्त में जाने पाने स्वातिका को श्रीन विकार अधिका पाँच में प्रकाशिक वेदा स्वातिका कुत के तथा अधिका प्रति में स्वातिका अधिका में प्रति में स्वातिका स्वातिका पुत्रा प्रवी प्रीविक्ता भी 7.5 में में स्वातिका पुत्रा प्रवादी प्रीविक्ता भी 7.5 में में प्रति का मा एसामाहा स्वतिकाल भी 7.5 में मून प्रति में मीत का मा एसामाहा स्वतिकाल में अभीन प्रति में में मीता मा प्रकाशिक स्वतिकाल में माने में मा मा माने मा का मा भागी में अपने किया स्वातिकाल मा विकार का स्वतिकाल स्थाना में मीता में स्वतिकाल में विकार मा अपने उद्योगी से प्रमान का है और उपने प्रमान महोदेर और १८०७माम विशेषक को सुविधान विश्वानित के प्रमान प्रमुख करते हुए आधीषक प्रमानत एवं गीएक कार्यन कर है हैं।

ओमेक्स का मीट योर नेबर कार्यक्रम आयोजित प्रवपुर। ओमेक्स सिटी, जयपुर के प्राएकों के लिए कंपनी की ओर में रविवार को भीट योर नेबर कार्यक्रम आवेडिंगत किया गया। इस



अञ्चोजन में डेवलपर, बैंकर और मेंटेनेंस एजेंसी एक ही मंत्र पर ग्रष्टकों के समस् मौजूद थीं। इस आपोजन के वीयन प्राटकों की सभी प्रकार की शिकायतों का

निवारण किया गया। दिनभर चले इस कार्यक्रम में 2000 से ऑक्क लोग रहमिल हुए। यहां पूरे परिवार के मनोरंजन के इंतजान किए कर थे। ज्योतिए, मेहंदी, बाहक स्टंट जैसे कई कार्यक्रमों ने लोगों को आकर्षित किया। बंपनी के मीनियर जीएम सरेन रोयल के अनुसार इस पहरत के जरिये अध्यक्षी रिश्चों को मेहतर बनाने

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

Shishir Sinha Mr Rohtash Goel, Chair man of the 22-year-old com-pany, Ornaxe, feels that the era of high interest rates on home loans is over, and says this sall, find the control this will fuel the sector's rowth in North India, He lists Lucknow, Varanesi, Chandi-garh as the cities for the next round of growth. Mr Goel's company has a presence in 12 States across 40 cities and is looking at wider expansion.
Excerpts from the

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

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

now market? saturated

Saturated market, yes, but Saturated market, yes, but only in parts. If you talk about Gurgaon, it is completely set-urated. But in Bahdurgarh, Sonepat, Faridabad, Palwal and Ghaziatsad, there are opportunities for investors. In Delhi, you have the rate of even Rs 10 takh per square yard, whereas you can get land at Rs 10,000-12,000 per

square yard in the above mentioned cities. You can get a plot at the rate of Rs 20,000 per square yard in Ghaziabad, just 20 minutes away from Central Delhi. If you are investing with a time horizon of five years at Rs 20,000, there is probability that the rate might go up to Rs I lakh at the end of five

But you cannot expect a five-fold appreciation in five years in Delhi. In fact, there is thance of correction in

Can you name five ci-ties in North India that will lead the market in the future?

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

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

CHAIRMAN. OMAXE



salaried person usually wants to build a home post-retire-ment either in Noida or in Lucknow. People from East-em LIP prefer Lucknow, while those from Western LIP go to

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

Indore would be my second preferred city in the region. Infosys and TCS are planning to go there. More and more companies and industries are going there. Also, it has a number of educational insti-tutions. I/T and IIM are there. Big families in Indore are con-verting into nuclear family. is creating greater

The prospects in Varanasi equals those in Lucknow. The nly problem is lack of politi-al will to develop the city.

Allahabod is a virgin mar-liet from the developer's view. Land rates have gone up to 4,000 to 5,000 per sq. ft. Though the city lacks em-ployment opportunities, there is a gap between de-mand and supply. The rate can go up to Rs 30,000 from Rs 8,000 in the next five

Chandigarh's population is growing at the rate of 12-13

People there have deep pockets, too. They come from Haryana, Himachal Pradesh and even from Uttay Pradesh to build homes in the city. I am talking about the sub-urbs. Mohali, Panchkula, Mullangur, Zirakgur also have potential, Mullanpur will be an area to watch, as it is very close to the posh colonies of Chandigarh and there is high-way that goes up to I finachal and covers entire Punjab.

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

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

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

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

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

The impact of high interest rate is over, it has reached its peak. Now there is a chance of reduction.

The Lend Accessions Bill

The Land Acquisition Bill will make property costler, it will make acquisition more difficult. The provisions are We look forward to your feedback, suggestion and contribution to enable us to make this medium of expression truly enjoyable and informative. Our contact details are:

Email: investors@omaxe.com

Corporate Office:

Omaxe House, 7, LSC, Kalkaji, New Delhi - 110019 (India) Telephones: +91-11-41893100, 41896680-85, 41896776

Fax: +91-11-41896773, 41896799, 41896653

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