



WE STAND  
TALL ON THE  
STRENGTH OF  
OUR VALUES

# INDEX

Values Which Strengthen Our Commitment	03	Cash Flow Statement	91
Values Which Define Excellence In Delivery	04	Balance Sheet Abstract and Company's	92
Values Which Make Us Stand Apart	06	General Business Profile	
Performance Highlights	08		
Chairman's Message	09	<b>Consolidated Financial Statements</b>	
Management Discussion & Analysis	11	Auditors' Report	93
Notice	18	Consolidated Balance Sheet	94
Directors' Report	24	Consolidated Profit & Loss Account	95
Certificate on Corporate Governance	30	Schedule to the Consolidated Balance Sheet	96
Report on Corporate Governance	31	Schedule to the Consolidated	102
CEO/ COO/ CFO Certification	41	Profit & Loss Account	
Auditors' Report	42	Cash Flow Statement	127
Balance Sheet	46	Disclosure pursuant to 212(8) of	128
Profit & Loss Account	47	the Companies Act, 1956 regarding	
Schedule to the Balance Sheet	48	information of Subsidiaries	
Schedule to the Profit & Loss Account	56		







## WE STAND TALL ON THE STRENGTH OF OUR VALUES

Having made a modest beginning in 1989 as a construction Company, Omaxe has transformed itself into a leading Real Estate and Infrastructure Company in India. The founder Chairman, a visionary civil engineer and a first generation entrepreneur, envisioned to 'Turn Dreams into Reality' and built a vibrant Brand Omaxe.

22 years hence, more than 63 mio sq. ft. of finished spaces stand delivered for residential, commercial, retail and institutional usage, including those in contract construction. 41 real estate projects and 13 infra projects are under execution. Brand Omaxe has spread its foot - print across 40 cities in 12 states. Today, the Company stands tall with an annual consolidated turnover of ₹15,447 mio (FY 11), an order-book of ₹13,640 mio and a land bank of more than 4,200 acres.

Omaxe stands tall on the rock solid foundation of its values. The values of delivering homes, offices, retail spaces, townships and much more to millions of people across India. Delivering quality and excellence, project after project, Omaxe is offering people residing in satellite towns of India with a lifestyle matching the best in metros. True, the Company is living its promise of quality construction, reliable deliveries and sustainable future to its varied stakeholders.



# VALUES WHICH STRENGTHEN OUR COMMITTMENT

The key to successful partnerships lie in viewing things from ones partners' perspective. Omaxe takes pride in its understanding and appreciation of its stakeholders' world. The same helps it appreciate customers' needs better. With Indian customers fast evolving, their expectations are multi-pronged today and include superior quality, competitive prices, deliveries and best-in-class architecture. Therefore it builds properties that are best suited to customers' taste and budget. The Company's success, over the years bears testimony to its customer-centricity.

## VISION:

- Commitment towards quality, integrity and value creation for stakeholders/customers
- Implementation of best business practices
- Establish new industry benchmarks
- Develop projects at par with global sensibilities
- Establish leadership position in the sector
- Accelerate growth through efficient manpower and cutting-edge technology

## MISSION:

- To create a progressive organisation boasting of international standards in integrity, ethics, transparency and social responsibility
- To promote a culture of professionalism, teamwork, leadership and work excellence
- To create eco-friendly spaces
- To leverage new-age cost-effective techniques to ensure quality, trust and durability







Villas at Omaxe City - Sonapat



Omaxe North Avenue - Bahadurgarh



Omaxe Heights - Sector 86, Faridabad



Omaxe Villa - Jaipur

# VALUES WHICH DEFINE EXCELLENCE IN DELIVERY

## RESIDENTIAL PROJECTS DELIVERED IN PHASES (FY 11)

### UTTAR PRADESH:

- Omaxe Heights - Gomti Nagar, Lucknow

### HARYANA:

- Omaxe City-Sonapat - Villas and Plots
- Omaxe City- Palwal - Villas and Plots
- Omaxe City- Rohtak - Villas, Plots and Floors
- Omaxe Heights - Sector 86, Faridabad
- Omaxe North Avenue, Bahadurgarh

### PUNJAB

- Omaxe Greens - Derabassi

### HIMACHAL PRADESH:

- Omaxe ParkWoods - Baddi

### RAJASTHAN:

- Omaxe City - Jaipur - Villas and Plots
- Omaxe City - Bhiwadi - Villas and Plots

### MADHYA PRADESH:

- Omaxe City - Indore - Villas, Plots and Floors

### UTTARAKHAND:

- Omaxe Riviera - Rudrapur

## COMMERCIAL PROJECTS DELIVERED IN PHASES (FY 11)

### DELHI:

- Pearls Omaxe, Pitampura, Delhi

### HARYANA:

- Omaxe City - Sonapat- SCO
- Omaxe Celebration Mall - Gurgaon
- Omaxe City Centre - Gurgaon

### PUNJAB:

- Omaxe Mall - Patiala

### UTTAR PRADESH:

- Omaxe SRK Mall - Agra

Omaxe Mall - Patiala



Omaxe Celebration Mall - Gurgaon



Omaxe SRK Mall - Agra



Pearls Omaxe - Delhi





NRI City Centre - Greater Noida



Royal Residency - Noida



Omaxe City - Mayakhedi, Indore

## VALUES WHICH MAKE US STAND APART

### INTEGRATED BUSINESS MODEL

Omaxe's business model is strategically integrated. Its real estate business is well supported and partially de-risked with its infrastructure and construction business. The integrated business model serves its objective of revenues, cash flows and profitability. The Company continues to put in place process, system, control and governance structures for protecting and furthering the interest of its customers, employees and stakeholders.

### DIVERSIFIED ASSET CLASS

Omaxe is a truly diversified real estate player with strong credentials across asset classes of Residential, Commercial, Retail and Hotels. In residential segment, its offerings include plotted development, villas, flats and independent floors. Omaxe is also one of the leading players in integrated townships and Hi-tech city development.

### PAN-INDIA FOOTPRINT

To reach out to more people in cities across India, Omaxe is all set to delve further into the regions it is already present in. The Company, today, has a strong and established presence in 40 cities across Delhi NCR, Uttar Pradesh, Uttarakhand, Madhya Pradesh, Himachal Pradesh, Punjab, Haryana, Rajasthan, Andhra Pradesh, Orissa, Maharashtra and Jammu & Kashmir with real estate and infra projects.



## HEALTHY PROJECT MIX

Omaxe's projects are judiciously spread. From metros to tier I, II and III cities, from premium to middle segment to affordable space, from completed to nearing completion to readying for launch; the Company maintains an astute mix of projects at any point in time.

## PROVEN CREDENTIALS

- Major portion of Company's residential units fall in the price range of ₹1.5 mio to ₹3.5 mio, making it a Company the common man can rely on to realize his dream of owning a home.
- The Company owns a land bank of over 4,200 acres that shall yield saleable area of approximately 113 mio. sq. ft. across 30 cities in 9 states.
- The Company till date has already delivered more than 33 mio. sq. ft. in real-estate segment including 11 Residential, 3 Integrated Townships and 9 Commercial projects.
- The Company has delivered a Township at Udaipur, Rajasthan for M/s Hindustan Zinc Ltd, Vedanta Group as a part of Omaxe Infra.
- One of the first construction Companies of north India to receive an ISO 9001:2000 Certification.

## A PROMISING FUTURE

Omaxe is currently executing 41 projects across various asset classes. Its land bank of 4,200 acres shall yield saleable area of 113 mio sq. ft. In its infrastructure and construction business, it has a sound order book of ₹13,640 mio across 13 projects.

Omaxe Connaught Place (Perspective View )



Township at Udaipur, Rajasthan for M/s Hindustan Zinc Ltd, Vedanta Group

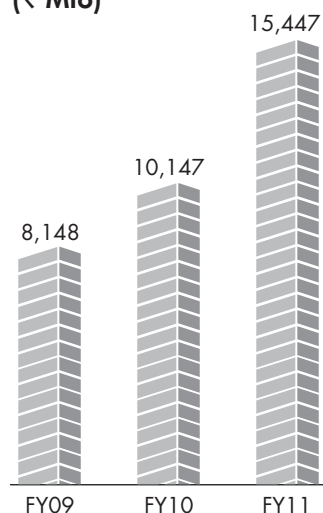


Omaxe Eternity - Vrindavan

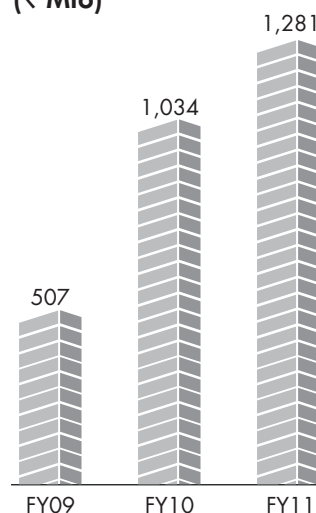


# PERFORMANCE HIGHLIGHTS

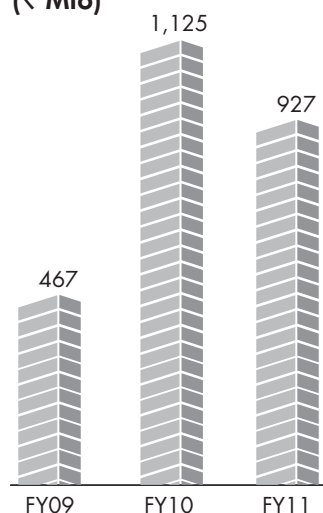
**Revenue**  
(₹ Mio)



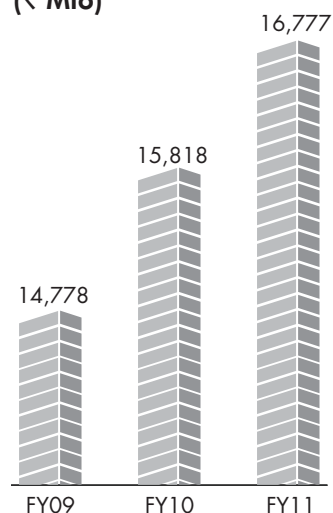
**Profit before Tax (PBT)**  
(₹ Mio)



**Profit after Tax (PAT)**  
(₹ Mio)



**Net Worth**  
(₹ Mio)



(Figures in ₹ Mio)

Particulars	FY11	FY10	FY09
Revenue	15,447	10,147	8,148
Profit before Tax (PBT)	1,281	1,034	507
Profit after Tax (PAT)	927	1,125	467
Net Worth	16,777	15,818	14,778