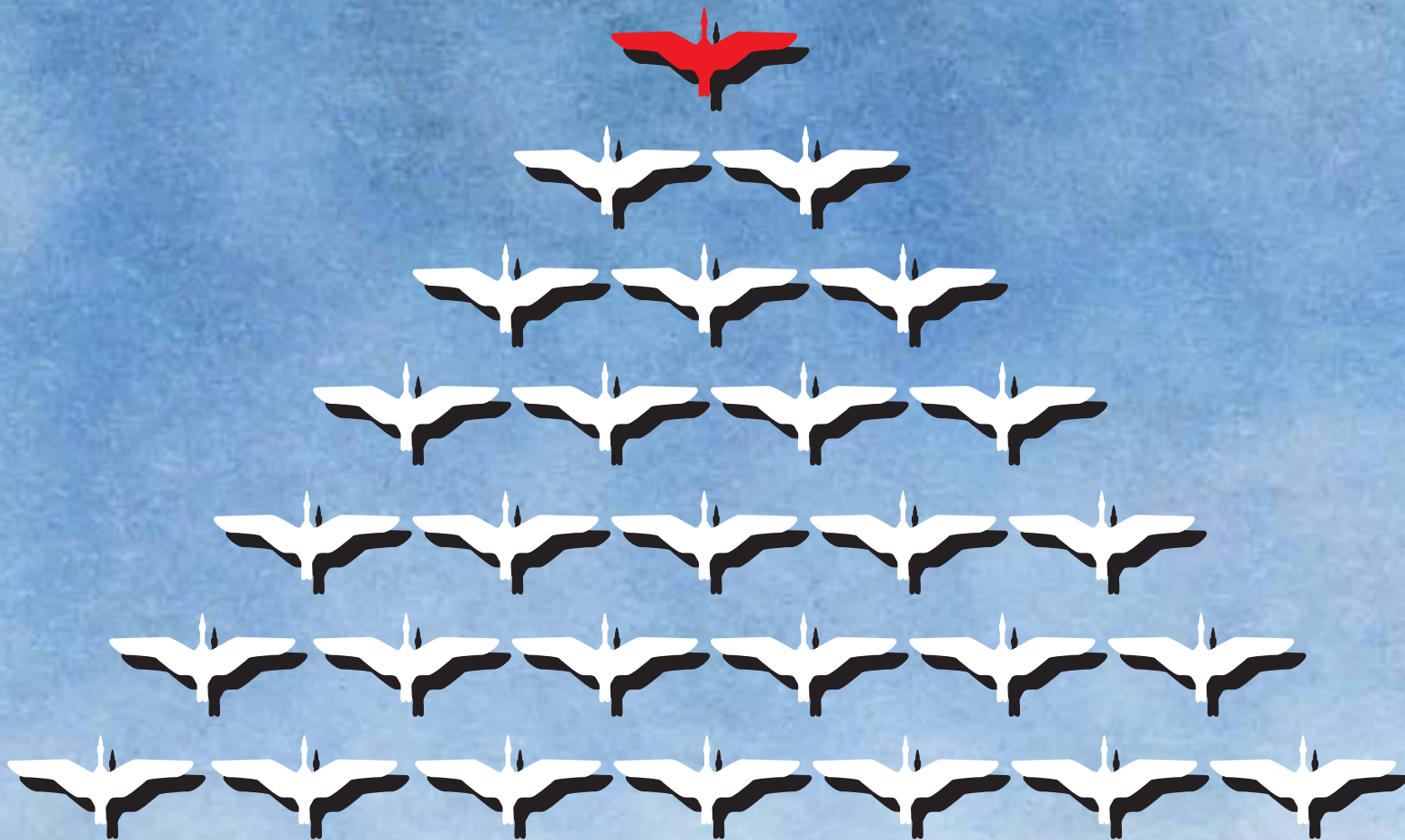
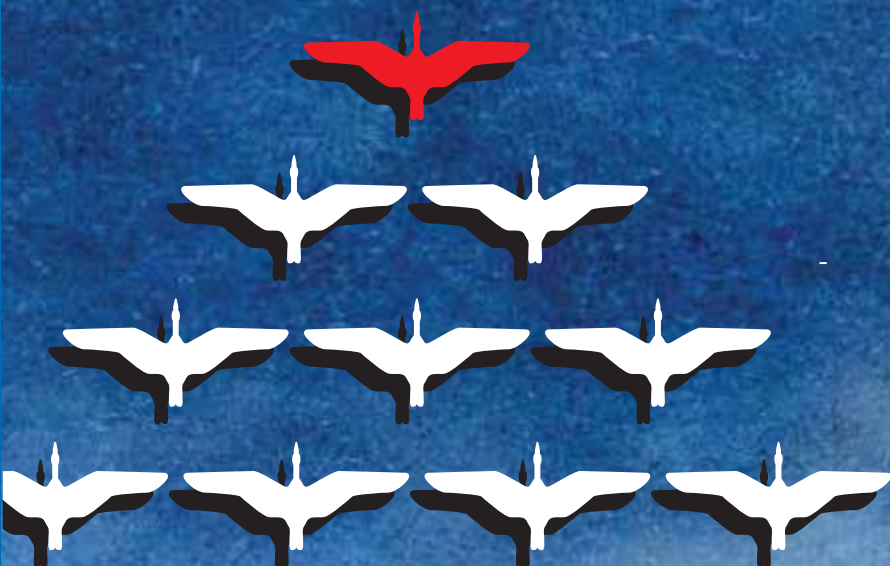


Sustenance Through Leadership

OMAXE LIMITED
Annual Report 2019-20





Caution regarding Forward-Looking Statements

We have used a few forward-looking (futuristic) statements throughout the report solely to articulate our future growth prospects and to exemplify our intended milestones. However, the actual results may vary from the forward-looking statements as the business is subject to a number of risks and uncertainties according to the market scenario. For reader's reference, we have used words like 'anticipate', 'estimate', 'expect', 'project', 'intend', 'plan', 'believe' and words of similar nature to signify every forward-looking statement. We do not guarantee that these statements will stand true, but we believe that these are backed up by prudent assumptions. The achievement of the result may vary due to risks, uncertainties and inaccurate assumptions. If in case, certain unforeseen risks or uncertainties dominate the market or any of the assumptions proved erroneous, then the final result may vary exponentially with respect to the anticipated, estimated or projected result. Thus, the readers should bear this in their mind. We undertake no obligation to update any forward-looking statements publically, if there is any change in future events, there is new information, or whatsoever.

Across the Pages



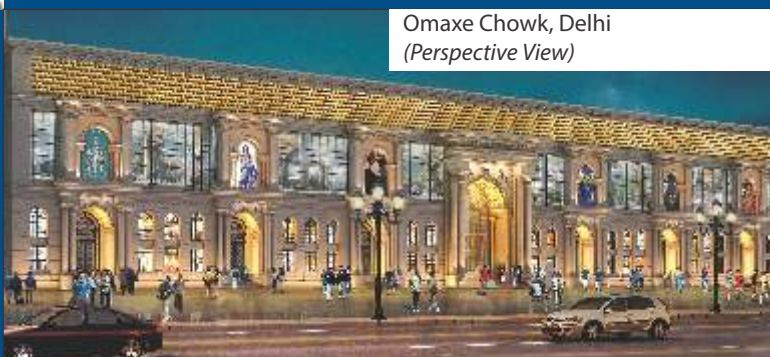
Holiday Inn, Omaxe New Chandigarh
(Perspective View)

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Omaxe Chowk, Delhi
(Perspective View)

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VISION

To be a trusted leader in the real estate sector contributing towards a progressive India.

MISSION

To provide customer satisfaction and create value for stakeholders through professionalism, transparency, quality, cutting-edge technology and social responsibility.

About Omaxe Limited

India's leading real estate developer since 1987, Omaxe has been at the forefront of Indian real estate. Having delivered addresses for aspirations for over three decades, Omaxe has a strong presence in 27 cities, in 8 states, across India. A name that is synonymous with setting benchmarks, pioneering initiatives and bold business decisions. Omaxe has till date delivered a notable 123.44 Mn Sq Ft (as on March 2020) of developed space across Residential and Commercial segments, including the construction & contracting projects in the past. Omaxe is known for quality of construction, commitment to deliveries and trust of its customers.

Business Portfolio

Residential Projects

Hi-tech Townships, Integrated Townships and Group Housing

Commercial Projects

Office Spaces, Malls, Shopping Complexes, Shops and SCOs

Hospitality Projects

Hotels, Serviced and Studio Apartments



India Trade Tower, Omaxe New Chandigarh
(Actual Picture)

NRI City, Integrated
Township in
Greater Noida –
2003

The Forest, Noida –
2004

Entered Lucknow
and Indore – **2005**

Listed on BSE and
NSE – **2007**

Entered New
Chandigarh –
2010

Achieved 100 million
sq. feet. Delivery –
2016

Omaxe Chowk,
Commercial
Redevelopment
Project - **2019**



Omaxe R2, Lucknow,
(Actual Picture)

Sustenance Through Leadership

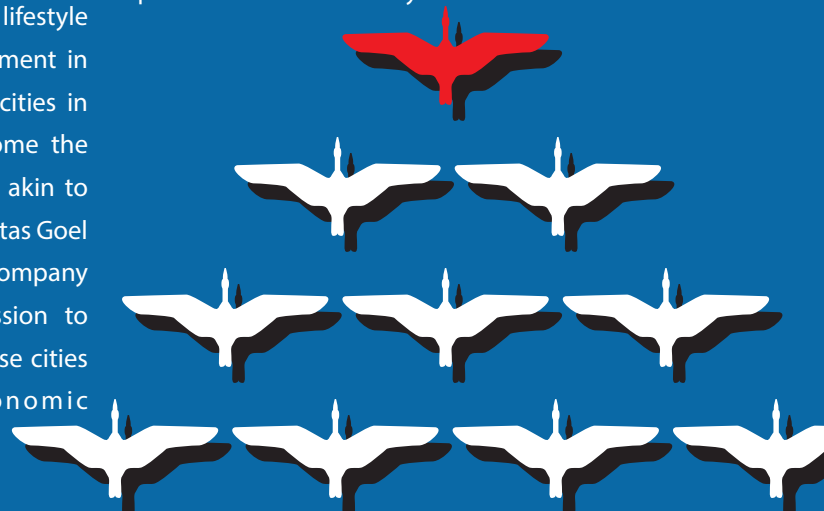
Create a way where you can't find one and stay ahead of the curve – the Omaxe mantra to build, sustain and grow. At Omaxe, we have always believed in charting our own path, taking risks, setting benchmarks and sustaining through leadership.

Over the last more than three decades, we at Omaxe have been taking strides that have been away from league, involved risks but had a vision to lead. The vision behind our success mantra has been to set our own course. Started as third party construction contracts entity in 1987, it was a major leap for us to develop our own projects. Today, our ratio of real estate portfolio has increased to 75% of the total deliveries. We were among the pioneers in launching super premium luxury projects when we diversified into real estate development in 2001 with The Forest in Noida; NRI City, an integrated township in Greater Noida, The Nile in Gurgaon. After showing the way and setting the trend for a high-quality luxury lifestyle with community living in a secure environment in NCR, the Company ventured into tier II/III cities in 2005. These centres would go on to become the future engines of growth and employment akin to metro cities was foretold by our CMD Mr. Rohtas Goel under whose visionary leadership the Company ventured into tier II/III cities with a mission to transform the lifestyle and landscape of these cities and contribute to their socio-economic development.

The Company forayed into cities like Lucknow, Indore, New Chandigarh, Jaipur, Allahabad, Vrindavan, Ludhiana, Bahadurgarh, Faridabad, Sonapat to name a few with a wide range of residential and commercial projects catering to the every income segment. In the last decade or so, the company has earned leadership position and brand equity in these cities and continue to expand its projects and keep offering new and innovative products, thereby solidifying its numero uno position. In 2019, the Company has set yet another trend in commercial redevelopment project with the launch of its project Omaxe Chowk in Delhi where a new-age & modern, safe and clean organised retail spaces will be created in an established marketplace of Chandni Chowk, Asia's largest wholesale and retail destination.

As an organization, we are content to have attained success in our far-sighted initiatives and setting benchmarks in our industry. Our success has its reflection in our consistent financial performance, creating stakeholder value and earning the trust of our customers.

We believe that it is imperative to keep inventing and taking risk and to not only sustain but rather set newer paths for our entire eco-system.



Leadership through geographical diversification

Omaxe was among first players, back in 2005, when we decided to take the big city real estate experience to Tier II & III cities/ towns. This was not just an attempt to develop business but to develop these future growth hotspots and provide heightened living standards in these cities. Since then, we have never looked back and instead solidified our position thereby proving this strategy to be the pillar of our success. Today, Omaxe is proud to have contributed in development of many new upcoming growth areas of India's landscape like New Chandigarh, Lucknow, Indore, Sonapat, Faridabad, Ludhiana and Bahadurgarh.

Key projects

in Tier II / III Cities

Omaxe New Chandigarh

Omaxe Royal Residency,
Ludhiana

Omaxe Metro City, Lucknow

Omaxe World, Lucknow



Omaxe Royal Residency, Ludhiana. (Actual Picture)



Leadership through amplifying retail

Over the years, Omaxe has developed a strong portfolio of Retail assets. More than that, Omaxe is proud of providing excellent spaces for people to eat, shop and enjoy in and around the developing residential townships for ease of living apart from other standalone commercial projects. The Omaxe journey of creating impactful commercial spaces started with commercial projects in Greater Noida, Gurgaon, Delhi and later on in tier 2/3 cities of Ludhiana, Lucknow, Patiala, Indore, Faridabad etc. Omaxe's commercial portfolio comprises 11 operational and multiple ongoing malls, offices and SCOs.

With several commercial projects under development in tier 2/3 cities of New Chandigarh, Lucknow, Ludhiana, Amritsar and two of the most iconic and revered commercial projects in NCR – Omaxe World Street, one of the largest themed shopping destinations, partially operational in Faridabad and Omaxe Chowk, a multi-level parking cum commercial project, under construction in Chandni Chowk, Delhi, the company is slated to take a giant leap and usher a new era of shopping and entertainment in the coming years owing to their strategic location, quality of construction and insightful design & development. Our success trail is all built on customer trust and love.

Some such landmark projects include following:

World Street, Faridabad

Omaxe Chowk, Delhi

Beacon Street, New Chandigarh

Omaxe Hazratganj, Lucknow

The Lake, Omaxe New Chandigarh
(Perspective View)



Leadership through customer empowerment with wider product range

We believe that it's never like one size fits all and we have imbibed our own learnings from this aspect of consumer insight. We set out to develop integrated townships that not just encompasses a variety of product offerings from plots to villas, floors, group housing, commercial spaces but also lifestyle amenities like club, swimming pool, restaurants, medical facilities, shopping centre, indoor and outdoor sports, open and green spaces, safety and security. With COVID-19 pandemic bringing about a transformational shift in homebuyers' preference, the swift of homebuyers and investors have off late moved to owning large and self-sustainable living spaces.

Omaxe has developed more than 45 integrated townships, group housing and commercial projects that have redefined high quality living and shopping in the last 33 years with projects in Lucknow, Indore, Noida and Greater Noida, New Chandigarh, Ludhiana, and Faridabad amongst others. With more than one lakh smiles and with 21 ongoing projects, Omaxe is set to take a giant leap with newer and innovative products that will not just fulfil the housing needs but also provide an aspirational and luxurious living and shopping experiences.

This strategy of ours has not only helped our consumers with a variety of options to choose from but at the same time has helped us weather business challenges in dynamic business environment.

Product Portfolio:

Integrated and hi-tech townships: Plot, villa, floor, group housing, SCO, commercial complex, hotels, entertainment

Group Housing: Luxury and affordable Apartments; and Penthouses

Commercial: SCO, booths, commercial complex, serviced and studio apartments, hotels, entertainment

