

OL/SE/173/Feb 18-19

February 12, 2019

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 Nine Months ended on December 31, 2018 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 Nine Months ended on December 31, 2018 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 Nine Months ended on December 31, 2018 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 LIMITED

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

BSD & Co.

Chartered Accountants

810,8th Floor, Antriksh Bhawan, 22, Kasturba Gandhi Marg, New Delhi-110001 (Delhi)
Tel : 011-43029888; Email ID : audit.delhi@bsdgroup.in; 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 standalone Ind AS financial results ("the Statement") of Omaxe Limited ("the Company") for the quarter ended December 31, 2018 and year to date from April 01,2018 to December 31, 2018 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. Attention is drawn to note no. 4 of accompanying statement of unaudited standalone Ind AS financial results, disclosing impact on retained earnings as on April 1 ,2018 pursuant to Ind AS-115 effective from April 1,2018 , as computed by the Company and have been relied upon by us and have not been reviewed/audited by us.

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 company 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.

For BSD & Co.

Chartered Accountants
ICAI Firm Reg. No.000312S



Prakash Chand Surana
Partner
Membership No. 010276

Place: New Delhi
Date: February 12, 2019

BSD & Co.

Chartered Accountants

810,8th Floor, Antriksh Bhawan, 22, Kasturba Gandhi Marg, New Delhi-110001 (Delhi)
Tel : 011-43029888; Email ID : audit.delhi@bsdgroup.in; 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 Ind AS financial results ("the Statement") of Omaxe Limited ("the Company"), its subsidiaries, and its associates (together referred to as 'the Group') for the quarter ended December 31, 2018 and year to date from April 01,2018 to December 31, 2018 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. Attention is drawn to note no.4 of accompanying statement of unaudited consolidated Ind AS financial results, disclosing impact on retained earnings as on April 1 ,2018 pursuant to Ind AS-115 effective from April 1,2018 , as computed by the Company and have been relied upon by us and have not been reviewed/audited by us.

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 2 subsidiaries and 155 entities under significant control, included in the Statement, whose Ind AS financial results include total revenue (including other income) of Rs.0.61 crore and Rs. 4.28 crore and total profit /(loss) of Rs. 0.01 crore and Rs. (0.21) crore for the quarter and nine-months ended December 31,2018 respectively. 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 companies/entities under significant control, 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 conclusion is not modified/qualified in respect of this matter.

For B S D & Co.

Chartered Accountants

ICAI Firm Reg. No.000312S



Prakash Chand Surana

Partner

Membership No. 010276

Place: New Delhi

Date: February 12, 2019

Omaxe Limited

Regd. Office: 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122 001, (Haryana)

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CIN: L74899HR1989PLC051918, Website: www.omaxe.com, Email: info@omaxe.com

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Statement of Standalone/Consolidated Unaudited Financial Results for the quarter and nine months December 31, 2018

(Rupees in Crores)

S. No.	Particulars	Standalone						Consolidated						
		Quarter ended		Nine Month Ended		Year Ended		Quarter ended		Nine Month Ended		Year Ended		
		31.12.2018	30.09.2018	31.12.2017	31.12.2018	31.12.2017	31.03.2018	31.12.2018	30.09.2018	31.12.2017	31.12.2018	31.12.2017	31.03.2018	
1	Income													
	a) Revenue from operations	89.94	321.29	349.16	497.10	939.78	1,267.94	451.52	506.82	867.26	1,348.39	1,839.09		
	b) Other income	65.43	5.88	12.99	78.50	34.02	46.48	8.90	11.75	25.29	29.35	58.71		
	Total income (a+b)	155.37	327.17	362.15	575.60	973.80	1,314.42	460.42	518.57	892.55	1,377.74	1,897.80		
2	Expenses													
	a) Cost of material consumed, construction & other related project cost	97.45	156.27	167.89	330.05	346.93	417.10	744.63	579.43	1,485.56	1,404.79	1,913.39		
	b) Changes in inventories of finished stock & projects in progress	(23.45)	87.90	85.87	7.09	342.83	511.45	(374.51)	(180.79)	(823.27)	(381.97)	(500.89)		
	c) Employee benefits expense	16.30	16.40	13.02	48.01	40.91	51.47	18.25	14.46	53.00	45.75	57.18		
	d) Finance costs	44.18	40.82	50.49	126.14	117.80	154.21	29.63	50.28	71.86	128.91	169.28		
	e) Depreciation and amortisation expense	1.88	1.62	1.59	4.83	4.37	5.99	2.17	2.30	6.46	6.42	8.76		
	f) Other expenses	12.72	16.30	18.32	41.01	47.07	77.70	22.02	22.29	56.12	69.44	109.37		
	Total expenses (a to f)	149.08	319.31	337.18	557.13	899.91	1,217.92	442.14	487.97	849.73	1,273.34	1,757.09		
3	Profit before share of profit/(loss) of associates, exceptional items and tax	6.29	7.86	24.97	18.47	73.89	96.50	18.28	30.60	42.82	104.40	140.71		
4	Share of Profit/(loss) of associates	-	-	-	-	-	-	(0.00)	(0.00)	(0.00)	(0.00)	(0.00)		
5	Profit before exceptional items and tax	6.29	7.86	24.97	18.47	73.89	96.50	18.28	30.60	42.82	104.40	140.71		
6	Exceptional items	-	-	-	-	-	-	-	-	-	-	-		
7	Profit before tax	6.29	7.86	24.97	18.47	73.89	96.50	18.28	30.60	42.82	104.40	140.71		
8	Tax expense	2.20	2.74	8.64	6.45	27.45	33.00	7.60	9.93	14.99	39.95	55.53		
9	Profit for the period	4.09	5.12	16.33	12.02	46.44	63.50	10.68	20.67	27.83	64.45	85.18		
	Other Comprehensive Income													
	A. (i) Items that will not be reclassified to profit or loss	(0.66)	0.37	0.15	(0.40)	(0.28)	(4.66)	0.36	0.54	(0.27)	(0.04)	(3.66)		
	(ii) Income tax relating to items that will not be reclassified to profit or loss	0.23	(0.13)	(0.05)	0.14	0.10	1.63	(0.13)	(0.19)	0.11	0.01	1.38		
	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	0.65	-	-	-	-	0.65		
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	(0.15)	-	-	-	-	(0.15)		



10	Total other comprehensive income for the period/year	(0.43)	0.24	0.10	(0.26)	(0.18)	(2.53)	(0.58)	0.23	0.35	(0.16)	(0.03)	(1.78)
11	Total comprehensive income for the period/year	3.66	5.36	16.43	11.76	46.26	60.97	7.92	10.91	21.02	27.67	64.42	83.40
12	Net Profit attributable to Owners of the company	4.09	5.12	16.33	12.02	46.44	63.50	9.04	10.85	20.04	28.74	61.46	84.00
	Non-controlling interest	-	-	-	-	-	-	(0.54)	(0.17)	0.63	(0.91)	2.99	1.18
13	Other comprehensive income attributable to Owners of the company	(0.43)	0.24	0.10	(0.26)	(0.18)	(2.53)	(0.57)	0.24	0.35	(0.15)	(0.03)	(1.78)
	Non-controlling interest	-	-	-	-	-	-	(0.01)	(0.01)	0.01	(0.01)	0.00	(0.00)
14	Total comprehensive income attributable to Owners of the company	3.66	5.36	16.43	11.76	46.26	60.97	8.47	11.09	20.39	28.59	61.43	82.22
	Non-controlling interest	-	-	-	-	-	-	(0.55)	(0.18)	0.63	(0.92)	2.99	1.18
15	Paid up Equity Share Capital (Face Value per share-Rs.10/-)	182.90	182.90	182.90	182.90	182.90	182.90	182.90	182.90	182.90	182.90	182.90	182.90
16	Other Equity	-	-	-	-	-	1,741.83	-	-	-	-	-	2,013.95
	Earnings per share (face value of Rs. 10/- per share) (in rupees) (not annualised for quarter and nine months)												
17	Basic earnings per share (in rupees)	0.22	0.28	0.90	0.66	2.53	3.47	0.49	0.59	1.10	1.57	3.36	4.59
	Diluted earnings per share (in rupees)	0.22	0.28	0.90	0.66	2.53	3.47	0.49	0.59	1.10	1.57	3.36	4.59

Notes:

- The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their respective meetings held on 12th February, 2019. The financial results for the quarter and nine months ended December 31, 2018 have been limited reviewed by the Statutory Auditors of the Company.
- The standalone and consolidated financial results have been prepared in accordance with the principle and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- The unaudited financial results of one wholly owned subsidiary company namely M/s Rohtas Holdings (Gulf) Limited (including its subsidiary namely M/s Marine Sand Ltd.) and 155 group companies have been reported by their management and given effect in consolidated financial results based on financial statements as certified by the management.
- Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate Projects.



The Company has applied the modified retrospective approach to contracts that were not completed as of April 1, 2018 and has given impact of IND AS 115 application by reducing the retained earnings as at the said date by Rs. 353.75 Crores (net of tax of Rs. 190.01 Crore) and Rs. 501.30 Crores (net of tax of Rs. 257.48 Crore) on standalone and consolidated basis respectively. Accordingly the comparatives have not been restated and hence not comparable with previous period figures.

Due to application of IND AS 115, revenue from operations is being recognised on the basis of possession, hence revenue and profits are not strictly comparable on quarter to quarter basis.

Due to the application of IND AS 115 for the quarter and nine months ended December 31, 2018, revenue from operations, is lower by Rs. 32.69 Crores and Rs. 126.94 Crores and Net profit after tax is lower by Rs. 6.88 Crore and Rs. 22.25 crores on standalone basis and revenue from operations, is lower by Rs. 8.11 Crore and Rs. 103.49 Crores and Net profit after tax is lower by Rs. 4.41 Crores and Rs. 20.23 Crores on consolidated basis, vis-a-vis the amounts if replaced standards were applicable. The basic and diluted EPS for the quarter and nine months ended is Rs. 0.22 and Rs. 0.66 as against of Rs. 0.60 and Rs. 1.87 per share on standalone and is Rs. 0.49 and Rs. 1.57 as against of Rs. 0.74 and Rs. 2.67 per share on consolidate basis.

5. Other income of standalone results in quarter and nine months ended December 31, 2018 includes interest on loans given to subsidiary companies.
6. 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.
7. The standalone and consolidated financial results of the Company for the quarter and nine months ended December 31, 2018 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: 12th February, 2019

Omaxe Limited

Regd. Office: 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon-122 001, (Haryana)

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Tel: 91-11-41893100, Fax: 91-11-41896653

Extract of Consolidated Unaudited Financial Results for the quarter and nine months ended December 31, 2018 (Rupees in Crore)

S. No.	Particulars	Quarter ended			Nine months Ended		Year Ended
		31.12.2018	30.09.2018	31.12.2017	31.12.2018	31.12.2017	31.03.2018
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income from Operations	249.65	460.42	518.57	892.55	1,377.74	1,897.80
2	Net Profit for the period (before tax, exceptional and extraordinary items)	11.18	18.28	30.60	42.82	104.40	140.71
3	Net Profit for the period before tax (after exceptional and extraordinary items)	11.18	18.28	30.60	42.82	104.40	140.71
4	Net profit for the period after tax (after exceptional and extraordinary items)	8.50	10.68	20.67	27.83	64.45	85.18
5	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	7.92	10.91	21.02	27.67	64.42	83.40
6	Paid up Equity Share Capital (Face value Rs. 10 each)	182.90	182.90	182.90	182.90	182.90	182.90
7	Other Equity						2,013.95
8	Basic and diluted earnings per share (face value of Rs. 10/- per share) (in rupees) (not annualised for quarter and nine months)	0.49	0.59	1.10	1.57	3.36	4.59

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 12th February, 2019. The financial results for the quarter and nine months ended December 31, 2018 have been limited reviewed by the Statutory Auditors of the Company.
2. 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 and Other Disclosure Requirements) Regulations, 2015. The full Financial Results of Omaxe Limited for the quarter and nine months ended December 31, 2018 are available on the Company's Website (www.omaxe.com) and on the Website of BSE (www.bseindia.com) and NSE (www.nseindia.com).
3. Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate Projects.

The Company has applied the modified retrospective approach to contracts that were not completed as of April 1, 2018 and has given impact of IND AS 115 application by reducing the retained earnings as at the said date by Rs. 353.75 Crores (net of tax of Rs. 190.01 Crore) and Rs. 501.30 Crores (net of tax of Rs. 257.48 Crore) on standalone and consolidated basis respectively. Accordingly the comparatives have not been restated and hence not comparable with previous period figures.

Due to application of IND AS 115, revenue from operations is being recognised on the basis of possession, hence revenue and profits are not strictly comparable on quarter to quarter basis.



Due to the application of IND AS 115 for the quarter and nine months ended December 31, 2018, revenue from operations, is lower by Rs. 32.69 Crores and Rs. 126.94 Crores and Net profit after tax is lower by Rs. 6.88 Crore and Rs. 22.25 crores on standalone basis and revenue from operations, is lower by Rs. 8.11 Crore and Rs. 103.49 Crores and Net profit after tax is lower by Rs. 4.41 Crores and Rs. 20.23 Crores on consolidated basis, vis-a-vis the amounts if replaced standards were applicable. The basic and diluted EPS for the quarter and nine months ended is Rs. 0.22 and Rs. 0.66 as against of Rs. 0.60 and Rs. 1.87 per share on standalone and is Rs. 0.49 and Rs. 1.57 as against of Rs. 0.74 and Rs. 2.67 per share on consolidate basis.

4. The Key Standalone Financial Information is given below:

(Rupees in Crore)

Particulars	Quarter ended			Nine Months Ended		Year Ended
	31.12.2018	30.09.2018	31.12.2017	31.12.2018	31.12.2017	31.03.2018
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Total Income	155.37	327.17	362.15	575.60	973.80	1,314.42
Profit before tax	6.29	7.86	24.97	18.47	73.89	96.50
Net profit after tax	4.09	5.12	16.33	12.02	46.44	63.50
Other Comprehensive Income/(loss) (net of tax expenses)	(0.43)	0.24	0.10	(0.26)	(0.18)	(2.53)
Total Comprehensive Income/(loss) for the period	3.66	5.36	16.43	11.76	46.26	60.97

For and on behalf of Board of Directors
For Omaxe Limited


Rohtas Goel
Chairman and Managing Director
DIN: 00003735

Place: New Delhi
Date: 12th February, 2019