



emami* realty limited

Ref: ERL/SECRETARIAL/2024-25/440

13th August, 2024

To

The General Manager
Department of Corporate
Services

BSE Limited

Phiroze S Jeejeebhoy Towers,
Dalal Street, Mumbai-400001

The Secretary

**National Stock Exchange of
India Limited**

Exchange Plaza, Bandra Kurla
Complex,
Bandra (E), Mumbai-400051

The Secretary

**The Calcutta Stock Exchange
Limited**

7, Lyons Range,
Kolkata-700001

Respected Ma'am/Sir,

Sub: Outcome of Board Meeting held on 13th August, 2024 in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

This is to inform that the Board of Directors of the Company, at its meeting held today, 13th August, 2024, at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata - 700107, has, inter-alia, approved the following:

1. Un-audited Standalone & Consolidated Financial Results for the 1st quarter ended 30th June, 2024, which are enclosed herewith along with the Limited Review Report of the Statutory Auditors, in compliance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The meeting commenced at 12.00 Noon and concluded at 01:30 P.M.

This is for your information and record.

Thanking you.

Yours faithfully,

For **Emami Realty Limited**

Payel Agarwal
Company Secretary
(ACS: 22418)

Encl: As above

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

To the Board of Directors of Emami Realty Limited

1. We have reviewed the accompanying statement of standalone unaudited financial results ("the Statement") of **Emami Realty Limited** ("the Company"), for the quarter ended 30 June 2024, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 ("the Act"), and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Company is 10% partner in Lohitka Properties LLP, Mumbai which is developing a real estate project, presently under construction. Its financial results have not been made available to the Company for incorporation in its financial results. Accordingly, no effect of the profitability, if any, relating to the above entity has been considered in the above results.



Agrawal Tondon & Co.

CHARTERED ACCOUNTANTS

Firm Registration No. : 329088E

The Chambers, Suite No. 307, 3rd Floor
1865 Rajdanga Main Road, Kasba
Opposite Gitanjali Stadium
West Bengal, India, Kolkata - 700 107
Website - www.agrawalsanjay.com
E-mail Id : agrawaltondon2019@gmail.com

5. 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 the recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.



Place: Kolkata

Date: 13th August 2024

UDIN: 24308606BKENVW1018

For **AGRAWAL TONDON & CO.**

Chartered Accountants

Firm Registration No.: 329088E

Kaushal Kejriwal

Kaushal Kejriwal

Partner

Membership No.: 308606

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

To the Board of Directors of Emami Realty Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results ("the Statement") of **Emami Realty Limited** ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associates for the quarter ended 30 June 2024 being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 ("the Act"), and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement 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. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Act, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), to the extent applicable.

4. This Statement includes the results of the following entities:

Entity	Relationship
Emami Realty Limited	Holding Company
Sneha Ashiana Private Limited	Subsidiary
New Age Realty Private Limited	Subsidiary
Delta PV Private Limited	Subsidiary
Roseview Developers Private Limited	Associate



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5. We draw your attention to the fact that the Company is 10% partner in Lohitka Properties LLP, Mumbai which is developing a real estate project, presently under construction. Its financial results have not been made available to the Holding Company for incorporation in its financial results. Accordingly, no effect of the profitability, if any, relating to the above entity has been considered in the above results. Also, the accounts of M/s Bengal Emami Housing Limited and M/s Swanhousing and Infra Private Limited and M/s Prajay Urban Private Limited, associates of the Holding Company, not being ready, have not been taken into consideration for the preparation of the Statement.
6. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in Ind AS 34, prescribed under Section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. The consolidated unaudited financial results include the unaudited financial results of three subsidiaries whose financial results reflect Group's share of total revenue of Rs 98 lacs and share of total net profit after tax of Rs 18 lacs for the quarter ended 30 June 2024 which have been reviewed by another auditor. The unaudited consolidated financial results should include the Group's share of net loss after tax of Rs 12 lacs for the quarter ended 30 June 2024 and total comprehensive loss of Rs 12 lacs for the quarter ended 30 June 2024, but the same has not been considered in the Statement as the book value of the investment is NIL, in respect of an associate, based on its interim financial information which has not been reviewed by us. These interim financial results have been reviewed by other auditor whose reports have been furnished to us by the Management and our opinion and conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the subsidiaries and associate, is based solely on the report of the other auditor and the procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement is not modified in respect of the above matter.



Place: Kolkata

Date: 13th August, 2024

UDIN: 24308606 BKENVX4582

For **AGRAWAL TONDON & CO.**

Chartered Accountants

Firm Registration No.: 329088E

Kaushal Kejriwal

Kaushal Kejriwal

Partner

Membership No.:308606



emami* realty limited

EMAMI REALTY LIMITED

CIN : L45400WB2008PLC121426

Regd Office: Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata – 700107

Statement of Standalone and Consolidated Unaudited Financial Results for the Quarter Ended 30th June, 2024

(₹ in Lakhs)

Particulars	Standalone				Consolidated			
	Quarter Ended		Year Ended		Quarter Ended		Year Ended	
	Unaudited 30-06-2024	Audited 31-03-2024	Unaudited 30-06-2023	Audited 31-03-2024	Unaudited 30-06-2024	Audited 31-03-2024	Unaudited 30-06-2023	Audited 31-03-2024
1. Revenue								
(a) Revenue from Operations	445	1,745	1,011	4,251	543	1,745	1,303	6,146
(b) Other Income	1,297	1,251	469	3,663	1,297	1,252	469	3,786
Total Revenue	1,742	2,996	1,480	7,914	1,840	2,997	1,772	9,932
2. Expenses								
(a) Purchases	11	8	53	82	11	8	53	82
(b) Project Expenses	3,223	7,007	3,253	16,700	3,223	6,958	3,255	16,704
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(2,940)	1,178	(1,960)	(3,975)	(2,884)	1,161	(1,735)	(3,039)
(d) Employee benefits expense	420	477	397	1,678	420	477	397	1,678
(e) Finance Cost	2,728	2,839	1,426	9,458	2,746	2,906	1,442	9,527
(f) Depreciation and amortisation expense	33	33	28	123	33	33	28	123
(g) Other expenses	140	775	253	2,421	140	761	253	1,669
Total Expenses	3,615	12,317	3,450	26,487	3,689	12,304	3,693	26,744
3. Profit/(Loss) before tax (1-2)	(1,873)	(9,321)	(1,970)	(18,573)	(1,849)	(9,307)	(1,921)	(16,812)
4. Tax expense								
Current Tax	-	-	-	-	6	2	-	2
Deferred Tax	(473)	(2,265)	(497)	(4,542)	(473)	(2,264)	(485)	(4,514)
Income Tax for Earlier Years	-	10	-	10	-	10	-	10
5. Profit/(Loss) for the period (3-4)	(1,400)	(7,066)	(1,473)	(14,041)	(1,382)	(7,055)	(1,436)	(12,310)
6. Share of Profit of Associates	-	-	-	-	-	17	-	17
7. Profit after tax and share of Profit/(loss) (5+6)	(1,400)	(7,066)	(1,473)	(14,041)	(1,382)	(7,038)	(1,436)	(12,293)
8. Other Comprehensive Income (After Tax)	-	7	-	7	-	7	-	7
9. Total Comprehensive Income for the period/year (7+8)	(1,400)	(7,059)	(1,473)	(14,034)	(1,382)	(7,031)	(1,436)	(12,286)
10. Profit attributable to:								
a. Owners of the Company	(1,400)	(7,066)	(1,473)	(14,041)	(1,382)	(7,038)	(1,436)	(12,293)
b. Non Controlling Interest	-	-	-	-	-	-	-	-
11. Total Comprehensive Income attributable to:								
a. Owners of the Company	(1,400)	(7,059)	(1,473)	(14,034)	(1,382)	(7,031)	(1,436)	(12,286)
b. Non Controlling Interest	-	-	-	-	-	-	-	-
12. Paid-up Equity Share Capital (Face Value of ₹2/- each)	757	757	757	757	757	757	757	757
13. Reserves excluding Revaluation Reserves as per Balance Sheet of the previous accounting year				(5,504)				(4,325)
14. Earnings per share (Face Value of ₹2/- each)								
Basic	(3.70)	(18.67)	(3.89)	(37.10)	(3.65)	(18.60)	(3.79)	(32.48)
Diluted	(3.70)	(18.67)	(3.89)	(37.10)	(3.65)	(18.60)	(3.79)	(32.48)
(EPS for the quarter not annualised)								

Notes:

(a) The above Standalone and Consolidated Financial Results of the Company for the quarter ended 30th June, 2024 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their respective meetings held on 13th August, 2024. The Statutory Auditors of the Company have reviewed these results as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

(b) The financial Accounts of M/s Bengal Emami Housing Limited, M/s Swan Housing & Infra Private Limited and M/s Prajay Urban Private Limited, associates of the Company and M/s Lohitka Properties LLP, Mumbai in which the Company is 10% partner, not being ready have not been taken into consolidated results for the quarter ended 30th June 2024 and the impact thereof has been judged as non-material.

(c) The Company operates in a single business segment i.e. Real Estate Development.

(d) These Financial Results are available on the Company's website at <http://www.emamirealty.com>.

(e) Figures of the previous periods have been regrouped/ recasted, wherever necessary.

For and on behalf of the Board of Directors

Kolkata
13th August, 2024



Dr. Nitish Kumar Gupta
Managing Director & CEO
DIN: 08756907

Regd. office : Acropolis, 13th floor, 1858/1, Rajdanga main road, kasba, kolkata 700107, westbengal, india
phone : 91 33 6625 1200, e-mail: info@emamirealty.com website: www.emamirealty.com

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