



Ref: ERL/SECRETARIAL/2022-23/506

9th August, 2022

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 9th August, 2022 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, 9th August, 2022, at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata - 700107, has, *inter-alia*, approved the Un-audited Standalone and Consolidated Financial Results for the 1st quarter ended 30th June, 2022, which are enclosed herewith along with the Limited Review Report of the Statutory Auditors, in compliance with Regulation 33 of the Listing Regulations.

The meeting commenced at 5.30 P.M. and concluded at 6.30 P.M.

This is for your information and record.

Thanking you.

Yours faithfully,

For Emami Realty Limited

Payel Agarwal

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 2022, 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

Room No. : 7, 1st Floor, 59 Bentinck Street
Kolkata - 700 069

Website - www.agrawalsanjay.com

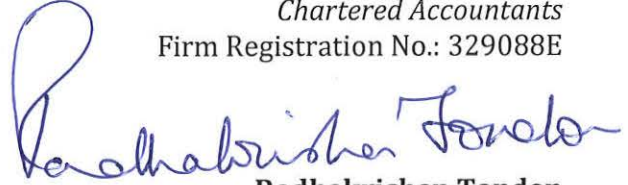
E-mail Id : agrawaltondon2019@gmail.com

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.

For **AGRAWAL TONDON & CO.**

Chartered Accountants

Firm Registration No.: 329088E



Radhakrishan Tondon

Partner

Membership No.: 060534

Place: Kolkata

Date: 9th August 2022

UDIN:

22060534AORFWO
2171



**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 2022 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



Agrawal Tondon & Co.

CHARTERED ACCOUNTANTS

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Website - www.agrawalsanjay.com

E-mail Id : agrawaltondon2019@gmail.com

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 1169 lacs and share of total net profit after tax of Rs 133 lacs for the quarter ended 30 June 2022 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 10 lacs for the quarter ended 30 June 2022 and total comprehensive loss of Rs 10 lacs for the quarter ended 30 June 2022, 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.

For **AGRAWAL TONDON & CO.**

Chartered Accountants

Firm Registration No.: 329088E



Radhakrishnan Tondon

Partner

Membership No.: 060534

Place: Kolkata

Date: 9th August 2022

UDIN:

22060534AORGLO
4573





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, 2022

(₹ in Lakhs)

Particulars	Standalone				Consolidated			
	Quarter Ended		Year Ended		Quarter Ended		Year Ended	
	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
	30-06-2022	31-03-2022	30-06-2021	31-03-2022	30-06-2022	31-03-2022	30-06-2021	31-03-2022
1. Revenue								
(a) Revenue from Operations	3,091	3,480	4,197	17,098	4,254	4,369	4,351	19,652
(b) Other Income	1,106	969	1,166	4,611	1,112	976	1,123	4,517
Total Revenue	4,197	4,449	5,363	21,709	5,366	5,345	5,474	24,169
2. Expenses								
(a) Purchases	8	19	637	740	9	42	32	157
(b) Project Expenses	3,896	3,592	3,254	12,125	3,916	3,592	3,256	12,128
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(1,932)	(1,728)	(689)	(2,184)	(966)	(933)	43	715
(d) Employee benefits expense	398	419	325	1,482	398	420	324	1,483
(e) Finance Cost	1,606	1,522	1,546	6,720	1,610	1,541	1,564	6,794
(f) Depreciation and amortisation expense	28	29	26	108	28	29	26	108
(g) Other expenses	188	302	153	1,039	188	304	153	1,050
Total Expenses	4,192	4,155	5,252	20,030	5,183	4,995	5,398	22,435
3. Profit/(Loss) before tax (1-2)	5	294	111	1,679	183	350	76	1,734
4. Tax expense								
Current Tax	3	8	1	19	4	9	1	20
Deferred Tax	(6)	(15)	21	281	38	(136)	21	160
Income Tax for Earlier Years	-	54	-	54	-	54	-	54
5. Profit/(Loss) for the period (3-4)	8	247	89	1,325	141	423	54	1,500
6. Share of Profit of Associates	-	-	-	-	-	4	-	4
7. Profit after tax and share of Profit/(loss) (5+6)	8	247	89	1,325	141	427	54	1,504
8. Other Comprehensive Income (After Tax)	-	(7)	-	(7)	-	(7)	-	(7)
9. Total Comprehensive Income for the period/year (7+8)	8	240	89	1,318	141	420	54	1,497
10. Profit attributable to:								
a. Owners of the Company	8	247	89	1,325	141	427	54	1,504
b. Non Controlling Interest	-	-	-	-	-	-	-	-
11. Total Comprehensive Income attributable to:								
a. Owners of the Company	8	240	89	1,318	141	420	54	1,497
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				12,911				11,989
14. Earnings per share (Face Value of ₹2/- each)								
Basic	0.02	0.65	0.24	3.50	0.37	1.13	0.14	3.97
Diluted	0.02	0.65	0.24	3.50	0.37	1.13	0.14	3.97
(EPS for the quarter not annualised)								

Notes:

- (a) The above Standalone and Consolidated Financial Results of the Company for the quarter ended 30th June, 2022 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 9th August, 2022. 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 2022 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

9th August, 2022

regd. office : acropolis, 13th floor, 1858/1, rajdanga main road, kasba, kolkata 700107, west bengal
phone: 91 33 6625 1200, e-mail: info@emamirealty.com, website: www.emamirealty.com

CIN: L45400WB2008PLC121426

Dr. Nitesh Kumar Gupta

Managing Director & CEO

DIN: 08756907



emami* realty limited

9th August, 2022

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: DECLARATION PURSUANT TO REGULATION 33(3)(D) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

In terms of the provisions of Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended by the SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016, vide Notification No. SEBI/LAD-NRO/ GN/2016- 17 /001 dated 25th May, 2016 and Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016, we hereby confirm that the Statutory Auditors of the Company, M/S Agrawal Tondon & Co., Chartered Accountants (Firm Registration No. 329088E) have issued a Limited Review Report with unmodified opinion on the Financial Results of the Company for the 1st quarter ended 30th June, 2022.

Thanking you.

Yours faithfully,

For Emami Realty Limited


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

