



Ref: ERL/SECRETARIAL/2023-24/560

07th August, 2023

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 07th August, 2023 in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Circular no. CIR/CFD/CMD/4/2015 dated 9th September, 2015 ("SEBI Circular")

This is to inform that the Board of Directors of the Company, at its meeting held today, 7th August, 2023, 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, 2023, 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.
2. Appointment of Mr. Amit Kiran Deb as an Additional Director in the category of Non-Executive Independent Director subject to approval of the members at the ensuing Annual General Meeting.

The details as required under Listing Regulations read with SEBI Circular are annexed herewith as **Annexure A**.

The meeting commenced at 5.00 P.M. and concluded at 6.45 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



Annexure A

Disclosures in terms of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circular No. CIR/CFD/CMD/4/2015 dated 9th September, 2015

Reason for change viz. appointment, resignation, removal, death or otherwise	Appointment of Mr. Amit Kiran Deb as an Additional Director in the category of Non-Executive Independent Director with effect from August 7, 2023.
Date of appointment/ cessation (as applicable) & term of appointment	7 th August, 2023, Appointed as an Additional Director in the category of Non-Executive Independent Director for a period of 5 (five) consecutive years, from 7 th August, 2023 to 6 th August, 2028, not liable to retire by rotation.
Brief profile (in case of appointment)	<p>Mr. Amit Kiran Deb is M.A. in Political Science from Allahabad University and Joined Indian Administrative Service (IAS) in 1971.</p> <p>He is the former Chief Secretary of Government of West Bengal. He also served as the Commissioner Cum Secretary (Education and Social Welfare Department, Government of Tripura), and Joint Secretary (Cabinet Secretariat), and Joint Secretary (Department of Electronics, Government Of India).</p> <p>He possesses more than 40 years of experience in Administration, strategy formulation, and Management.</p>
Disclosure of relationships between director (in case of appointment of a director)	None



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 2023, 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.

Place: Kolkata

Date: 7th August 2023

UDIN: 23060534BGWXXV8082



For **AGRAWAL TONDON & CO.**

Chartered Accountants

Firm Registration No.: 329088E

Radhakrishnan Tondon

Radhakrishnan Tondon

Partner

Membership No.: 060534

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 2023 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

Firm Registration No. : 329088E

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

Website - www.agrawalsanjay.com

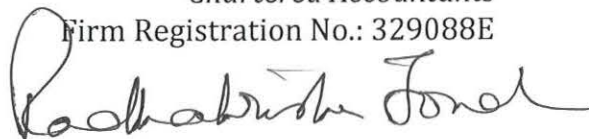
E-mail Id : agrawaltondon2019@gmail.com

5. 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 292 lacs and share of total net profit after tax of Rs 37 lacs for the quarter ended 30 June 2023 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 11 lacs for the quarter ended 30 June 2023 and total comprehensive loss of Rs 11 lacs for the quarter ended 30 June 2023, 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



Radhakrishan Tondon

Partner

Membership No.: 060534

Place: Kolkata

Date: 7th August 2023

UDIN:

23060534B9WXXW
9725





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, 2023

(₹ in Lakhs)

Particulars	Standalone				Consolidated			
	Quarter Ended		Year Ended		Quarter Ended		Year Ended	
	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
	30-06-2023	31-03-2023	30-06-2022	31-03-2023	30-06-2023	31-03-2023	30-06-2022	31-03-2023
1. Revenue								
(a) Revenue from Operations	1,011	2,188	3,091	6,742	1,303	2,630	4,254	9,615
(b) Other Income	469	1,931	1,106	3,508	469	1,931	1,112	3,514
Total Revenue	1,480	4,119	4,197	10,250	1,772	4,561	5,366	13,129
2. Expenses								
(a) Purchases	53	19	8	2,717	53	19	9	2,717
(b) Project Expenses	3,253	4,290	3,896	14,523	3,255	4,292	3,916	14,528
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(1,960)	559	(1,932)	(10,038)	(1,735)	956	(966)	(7,607)
(d) Employee benefits expense	397	518	398	1,812	397	518	398	1,812
(e) Finance Cost	1,426	855	1,606	5,772	1,442	872	1,610	5,845
(f) Depreciation and amortisation expense	28	37	28	121	28	37	28	121
(g) Other expenses	253	271	188	1,181	253	272	188	1,184
Total Expenses	3,450	6,549	4,192	16,088	3,693	6,966	5,183	18,600
3. Profit/(Loss) before tax (1-2)	(1,970)	(2,430)	5	(5,838)	(1,921)	(2,405)	183	(5,471)
4. Tax expense								
Current Tax	-	-	3	-	-	-	4	-
Deferred Tax	(497)	(633)	(6)	(1,453)	(485)	(626)	38	(1,359)
Income Tax for Earlier Years	-	-	-	-	-	-	-	-
5. Profit/(Loss) for the period (3-4)	(1,473)	(1,797)	8	(4,385)	(1,436)	(1,779)	141	(4,112)
6. Share of Profit of Associates	-	-	-	-	-	249	-	249
7. Profit after tax and share of Profit/(loss) (5+6)	(1,473)	(1,797)	8	(4,385)	(1,436)	(1,530)	141	(3,863)
8. Other Comprehensive Income (After Tax)	-	3	-	3	-	3	-	3
9. Total Comprehensive Income for the period/year (7+8)	(1,473)	(1,794)	8	(4,382)	(1,436)	(1,527)	141	(3,860)
10. Profit attributable to:								
a. Owners of the Company	(1,473)	(1,797)	8	(4,385)	(1,436)	(1,530)	141	(3,863)
b. Non Controlling Interest	-	-	-	-	-	-	-	-
11. Total Comprehensive Income attributable to:								
a. Owners of the Company	(1,473)	(1,794)	8	(4,382)	(1,436)	(1,527)	141	(3,860)
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	-	-	-	8,531	-	-	-	7,961
14. Earnings per share (Face Value of ₹2/- each)								
Basic	(3.89)	(4.75)	0.02	(11.59)	(3.79)	(4.04)	0.37	(10.21)
Diluted	(3.89)	(4.75)	0.02	(11.59)	(3.79)	(4.04)	0.37	(10.21)
(EPS for the quarter not annualised)								

Notes:

- The above Standalone and Consolidated Financial Results of the Company for the quarter ended 30th June, 2023 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 7th August, 2023. 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.
- 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 2023 and the impact thereof has been judged as non-material.
- The Company operates in a single business segment i.e. Real Estate Development.
- These Financial Results are available on the Company's website at <http://www.emamirealty.com>.
- Figures of the previous periods have been regrouped/ recasted, wherever necessary.

For and on behalf of the Board of Directors

Kolkata
7th August, 2023

regd. office : acropolis, 13th floor, 1858/1, rajdanga main road, kasba, kolkata 700107, west bengal, india
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