

Ref: ERL/SECRETARIAL/2023-24/1256

9<sup>th</sup> February, 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 9<sup>th</sup> February, 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, 9<sup>th</sup> February, 2024 at Experience Centre, Emami Astha Project Site, has, *inter-alia*, approved the following:

1. Un-audited Standalone and Consolidated Financial Results for the 3<sup>rd</sup> quarter and nine months ended 31<sup>st</sup> December, 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, Independent Director, as the Chairman of the Board of Directors of the Company with effect from 01<sup>st</sup> April, 2024.
3. Re-constitution of Board Committees with effect from 01<sup>st</sup> April, 2024 as under:

Audit Committee:

Mr. Amit Kiran Deb – Chairman  
Mr. Debasish Bhaumik – Member  
Dr. Nitesh Kumar Gupta – Member

Nomination & Remuneration Committee

Mr. Debasish Bhaumik – Chairman  
Mr. Amit Kiran Deb – Member  
Mrs. Karabi Sengupta – Member

Stakeholders' Relationship Committee

Mrs. Karabi Sengupta – Chairman  
Mr. Basant Kumar Parakh – Member  
Dr. Nitesh Kumar Gupta – Member





Finance Committee:

Mr. Debasish Bhaumik – Chairman

Dr. Nitesh Kumar Gupta – Member

The meeting commenced at 3.30 P.M. and concluded at 5.30 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 Standalone Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

### To the Board of Directors of Emami Realty Limited

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results (the Statement) of **Emami Realty Limited** (the Company) for the quarter and nine months ended 31<sup>st</sup> December 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).
2. The 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. 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 yet been finalized and thus not 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](http://www.agrawalsanjay.com)

E-mail Id : [agrawaltondon2019@gmail.com](mailto:agrawaltondon2019@gmail.com)

5. Based on our review conducted 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 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: 09-02-2024

UDIN:

24060534 BKECRF2463

**Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**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 associate for the quarter and nine months ended 31<sup>st</sup> December 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. The 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. The Statement includes the results of the following entities:

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

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, 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 and based on the consideration of the review reports of the other auditors referred below, 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 55 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. We did not review the interim financial information of three subsidiaries included in the unaudited consolidated financial results, whose interim financial information reflect total revenues of Rs 1618 lakhs and Rs 2017 lakhs for the quarter and nine months ended 31<sup>st</sup> December, 2023, total net profit after tax of Rs 1679 lakhs and Rs 1720 lakhs for the quarter and nine months ended 31<sup>st</sup> December, 2023 respectively and total comprehensive profit of Rs 1679 lakhs and Rs 1720 lakhs for the quarter and nine months ended 31<sup>st</sup> December, 2023 respectively. These interim financial information have been reviewed by other auditor whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement is not modified in respect of these matters.



# Agrawal Tondon & Co.

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The unaudited consolidated financial results should include the Group's share of loss after tax of Rs 11 lakhs and Rs 33 lakhs for the quarter and nine months ended 31<sup>st</sup> December, 2023 and total comprehensive loss of Rs 11 lakhs and Rs 33 lakhs for the quarter and nine months ended 31<sup>st</sup> December, 2023, but the same has not been considered in the Statement as the book value of investment is NIL, in respect of an associate, whose interim financial information have not been reviewed by us. These interim financial results have been reviewed by other auditors 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 associate, is based solely on the reports of the other auditors 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



Place: Kolkata

Date: 09-02-2024

UDIN:

24060534 BKES RS 7791

Anil Kumar Tondon

*Partner*

Membership No.: 060534



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 & Nine Months Ended 31st December, 2023**

(₹ in Lakhs)

Particulars	Standalone						Consolidated					
	Quarter Ended			Nine Months Ended		Year Ended	Quarter Ended			Nine Months Ended		Year Ended
	Unaudited 31-12-2023	Unaudited 30-09-2023	Unaudited 31-12-2022	Unaudited 31-12-2023	Unaudited 31-12-2022	Audited 31-03-2023	Unaudited 31-12-2023	Unaudited 30-09-2023	Unaudited 31-12-2022	Unaudited 31-12-2023	Unaudited 31-12-2022	Audited 31-03-2023
<b>1. Revenue</b>												
(a) Revenue from Operations	926	569	851	2,506	4,554	6,742	2,422	676	1,297	4,401	6,985	9,615
(b) Other Income	1,352	591	539	2,412	1,577	3,508	1,474	591	539	2,534	1,583	3,514
<b>Total Revenue</b>	<b>2,278</b>	<b>1,160</b>	<b>1,390</b>	<b>4,918</b>	<b>6,131</b>	<b>10,250</b>	<b>3,896</b>	<b>1,267</b>	<b>1,836</b>	<b>6,935</b>	<b>8,568</b>	<b>13,129</b>
<b>2. Expenses</b>												
(a) Purchases	15	6	2,671	74	2,698	2,717	15	6	2,671	74	2,698	2,717
(b) Project Expenses	3,289	3,151	2,913	9,693	10,233	14,523	3,305	3,186	2,915	9,746	10,236	14,528
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(1,134)	(2,059)	(5,210)	(5,153)	(10,597)	(10,038)	(487)	(1,978)	(4,836)	(4,200)	(8,563)	(7,607)
(d) Employee benefits expense	386	418	453	1,201	1,294	1,812	386	418	453	1,201	1,294	1,812
(e) Finance Cost	2,874	2,319	1,649	6,619	4,917	5,772	2,876	2,303	1,664	6,621	4,973	5,845
(f) Depreciation and amortisation expense	32	30	30	90	84	121	32	30	30	90	84	121
(g) Other expenses	1,223	170	375	1,646	910	1,181	484	171	376	908	912	1,184
<b>Total Expenses</b>	<b>6,685</b>	<b>4,035</b>	<b>2,881</b>	<b>14,170</b>	<b>9,539</b>	<b>16,088</b>	<b>6,611</b>	<b>4,136</b>	<b>3,273</b>	<b>14,440</b>	<b>11,634</b>	<b>18,600</b>
<b>3. Profit/(Loss) before tax (1-2)</b>	<b>(4,407)</b>	<b>(2,875)</b>	<b>(1,491)</b>	<b>(9,252)</b>	<b>(3,408)</b>	<b>(5,838)</b>	<b>(2,715)</b>	<b>(2,869)</b>	<b>(1,437)</b>	<b>(7,505)</b>	<b>(3,066)</b>	<b>(5,471)</b>
<b>4. Tax expense</b>												
Current Tax	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Tax	(1,042)	(738)	(381)	(2,277)	(820)	(1,453)	(1,029)	(736)	(366)	(2,250)	(733)	(1,359)
Income Tax for Earlier Years	-	-	-	-	-	-	-	-	-	-	-	-
<b>5. Profit/(Loss) for the period (3-4)</b>	<b>(3,365)</b>	<b>(2,875)</b>	<b>(1,491)</b>	<b>(9,252)</b>	<b>(2,588)</b>	<b>(4,385)</b>	<b>(1,686)</b>	<b>(2,133)</b>	<b>(1,071)</b>	<b>(5,255)</b>	<b>(2,333)</b>	<b>(4,121)</b>
<b>6. Share of Profit of Associates</b>	-	-	-	-	-	-	-	-	-	-	-	249
<b>7. Profit after tax and share of Profit/(loss) (5+6)</b>	<b>(3,365)</b>	<b>(2,137)</b>	<b>(1,110)</b>	<b>(6,975)</b>	<b>(2,588)</b>	<b>(4,385)</b>	<b>(1,686)</b>	<b>(2,133)</b>	<b>(1,071)</b>	<b>(5,255)</b>	<b>(2,333)</b>	<b>(3,863)</b>
<b>8. Other Comprehensive Income (After Tax)</b>	-	-	-	-	-	3	-	-	-	-	-	3
<b>9. Total Comprehensive Income for the period/year (7+8)</b>	<b>(3,365)</b>	<b>(2,137)</b>	<b>(1,110)</b>	<b>(6,975)</b>	<b>(2,588)</b>	<b>(4,382)</b>	<b>(1,686)</b>	<b>(2,133)</b>	<b>(1,071)</b>	<b>(5,255)</b>	<b>(2,333)</b>	<b>(3,860)</b>
<b>10. Profit attributable to:</b>												
a. Owners of the Company	(3,365)	(2,137)	(1,110)	(6,975)	(2,588)	(4,385)	(1,686)	(2,133)	(1,071)	(5,255)	(2,333)	(3,863)
b. Non Controlling Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>11. Total Comprehensive Income attributable to:</b>												
a. Owners of the Company	(3,365)	(2,137)	(1,110)	(6,975)	(2,588)	(4,382)	(1,686)	(2,133)	(1,071)	(5,255)	(2,333)	(3,860)
b. Non Controlling Interest	-	-	-	-	-	-	-	-	-	-	-	-
<b>12. Paid-up Equity Share Capital (Face Value of ₹2/- each)</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>	<b>757</b>
<b>13. Reserves excluding Revaluation Reserves as per Balance Sheet of the previous accounting year</b>	-	-	-	-	-	8,531	-	-	-	-	-	7,961
<b>14. Earnings per share (Face Value of ₹2/- each)</b>												
Basic	(8.89)	(5.65)	(2.93)	(18.43)	(6.84)	(11.59)	(4.46)	(5.64)	(2.83)	(13.89)	(6.16)	(10.21)
Diluted	(8.89)	(5.65)	(2.93)	(18.43)	(6.84)	(11.59)	(4.46)	(5.64)	(2.83)	(13.89)	(6.16)	(10.21)
(EPS for the quarter not annualised)												

**Notes:**

(a) The above Standalone and Consolidated Financial Results of the Company for the quarter and nine months ended 31st December, 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 9th February, 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 Prajaya 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 and nine months ended 31st December 2023 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 February, 2024



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