



emami realty limited
(formerly emami Infrastructure Limited)

Ref: EIL/SECRETARIAL/2018-19/1454

10th November, 2018

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 10th November, 2018 in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

This is to inform you that the Board of Directors of the Company, at its meeting held today, 10th November, 2018, at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata - 700107, has, *inter-alia*, considered and approved the Unaudited Financial Results for the 2nd quarter and half year ended 30th September, 2018, which is 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 3.30 p.m. and concluded at 5.00 p.m.

This is for your information and record.

Thanking you.

Yours faithfully,

For Emami Realty Limited

Payel Jain

Payel Jain

Company Secretary
(ACS: 22418)



Encl: As above



S. K. AGRAWAL & CO.

Chartered Accountants

Firm Registration No. 306033E

SUITE NOS : 606-608

THE CHAMBERS, OPP. GITANJALI STADIUM

1865, RAJDANGA MAIN ROAD, KASBA

KOLKATA - 700 107

PHONE : 033-4008 9902/9903/9904

FAX : 033-40089905, Website : www.skagrawal.co.in

INDEPENDENT AUDITOR'S REVIEW REPORT

TO THE BOARD OF DIRECTORS OF EMAMI REALTY LIMITED (Formerly EMAMI INFRASTRUCTURE LIMITED)

We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of EMAMI REALTY LIMITED (Formerly Emami Infrastructure Limited) ("the Company"), for the quarter and half year ended 30th September, 2018, attached herewith, being submitted by the Company pursuant to requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ('the Circular').

This statement is the responsibility of the company's management and approved by the Board of Directors which has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with the relevant Rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (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 unaudited standalone 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Standalone Financial Results prepared in accordance with applicable Indian Accounting Standards 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, read with the Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **S K AGRAWAL & CO.**
Chartered Accountants
Firm Registration No.-306033E

J.K. Choudhury
(Partner)

Membership No.009367

Place: Kolkata

Dated: 10th November, 2018





emami realty limited
(formerly emami Infrastructure Limited)

EMAMI REALTY LIMITED

(Formerly Emami Infrastructure Limited)

CIN : L45400WB2008PLC121426

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

Statement of Unaudited Standalone Financial Results for the Quarter and Half Year Ended 30th September, 2018

(₹ in Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30-Sep-18	30-Jun-18	30-Sep-17	30-Sep-18	30-Sep-17	31-Mar-18
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1. Revenue						
(a) Revenue from Operations	431.33	55.58	29.30	486.91	63.48	146.73
(b) Other Income	3,416.58	3,256.61	2,930.51	6,673.19	5,873.22	11,883.18
Total Revenue	3,847.91	3,312.19	2,959.81	7,160.10	5,936.70	12,029.91
2. Expenses						
(a) Purchases	19.77	10.14	4,333.95	29.91	4,333.95	6,101.53
(b) Project Expenses	4,629.60	5,111.78	5,284.10	9,741.38	9,217.56	14,149.02
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(7,933.51)	(8,622.00)	(12,440.25)	(16,555.51)	(19,240.63)	(32,235.57)
(d) Employee benefits expense	417.00	382.33	174.64	799.33	705.54	1,482.18
(e) Finance Cost	6,433.90	6,146.36	5,292.66	12,580.26	10,096.59	21,372.13
(f) Depreciation and amortisation expense	12.79	12.65	9.42	25.44	18.74	42.80
(g) Other expenses	122.52	78.41	279.78	200.93	313.70	841.26
Total Expenses	3,702.07	3,119.67	2,934.30	6,821.74	5,445.45	11,753.43
3. Profit before tax (1-2)	145.84	192.52	25.51	338.36	491.25	276.48
4. Tax expense	51.14	92.96	7.71	144.10	151.80	(102.37)
5. Profit for the period (3-4)	94.70	99.56	17.80	194.26	339.45	378.85
6. Other Comprehensive Income (After Tax)	1.76	1.76	-	3.52	-	6.38
7. Total Comprehensive Income for the period (5+6)	96.46	101.32	17.80	197.78	339.45	385.23
8. Paid-up Equity Share Capital (Face Value per share ₹2/-)	558.78	558.78	485.97	558.78	485.97	558.78
9. Reserves excluding Revaluation Reserves						14,392.04
10. Earnings per share (of ₹2/- each) (Not annualised):						
Basic	0.34	0.36	0.07	0.70	1.40	1.36
Diluted	0.34	0.36	0.07	0.70	1.40	1.36





Unaudited Standalone Statement of Assets and Liabilities as on 30th September 2018 (₹ in Lakhs)

SI No	Particulars	As at 30-Sep-18 Unaudited	As at 31-Mar-18 Audited
ASSETS			
Non-Current Assets			
	Property, Plant and Equipment	95.55	115.77
	Investment Property	5,815.90	5,729.73
	Intangible Assets	53.66	60.13
Financial Assets			
	Investments	17,817.03	17,441.46
	Loans	31,626.07	31,626.70
	Other Financial Assets	725.00	886.00
	Other Non Current Assets	79.10	90.45
	Deferred Tax Assets (Net)	454.46	549.15
		56,666.77	56,499.39
Current Assets			
	Inventories	1,31,046.75	1,14,491.25
Financial Assets			
	Investments	2,804.23	385.62
	Cash and Cash Equivalents	3,230.36	818.03
	Bank Balances other than above	275.92	325.51
	Loans	1,03,511.28	91,148.92
	Other Financial Assets	2,620.70	2,106.63
	Current Tax Assets (Net)	1,010.65	1,577.58
	Other Current Assets	8,245.95	5,685.79
		2,52,745.84	2,16,539.33
	TOTAL	3,09,412.61	2,73,038.72
EQUITY AND LIABILITIES			
Equity			
	Equity Share Capital	558.78	558.78
	Other Equity	15,557.71	15,359.94
		16,116.49	15,918.72
Non-Current Liabilities			
Financial Liabilities			
	Borrowings	1,07,930.99	96,254.81
	Provisions	221.19	190.87
		1,08,152.18	96,445.68
Current Liabilities			
Financial Liabilities			
	Borrowings	73,806.36	56,424.34
	Trade Payables	2,981.77	1,138.44
	Other Financial Liabilities	55,546.95	53,548.70
Other Current Liabilities			
	Provisions	52,794.51	49,548.49
		14.35	14.35
		1,85,143.94	1,60,674.32
	TOTAL	3,09,412.61	2,73,038.72

Notes :

- The Financial Results of the Company for the quarter and half year ended 30th September, 2018 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 10th November, 2018. The Statutory Auditors of the Company have carried out Limited Review of these results.
- The name of the Company has been changed to Emami Realty Limited in terms of the 'Certificate of Incorporation pursuant to change of name' issued by Ministry of Corporate Affairs, dated 15th October, 2018.
- Figures for the quarter and half year ended 30th September, 2017 are not comparable with the current quarter and half year ended 30th September, 2018 as the Scheme of Amalgamation of Zandu Realty Limited with the Company has become effective from 11th May, 2018, the appointed date being 1st April, 2017.
- 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.

Kolkata
10th November, 2018

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



For and on behalf of the Board of Directors
Girija Kumar Choudhary
Girija Kumar Choudhary
Whole-time Director & CFO