

Ref: EIL/ZRL/SECRETARIAL/2017-18/778

12th September, 2017

To

The General Manager

The Department of Corporate Services
BSE Limited
Phiroze S Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001
Scrip Code: 506720

The Secretary

National Stock Exchange of India Ltd
Exchange Plaza,
Bandra Kurla Complex
Bandra (E),
Mumbai – 400051
Scrip Code: ZANDUREALT

Respected Ma'am/Sir,

Sub: Outcome of Board Meeting held on 12th September, 2017 in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

This is to inform you that the Board of Directors of the Company, at its meeting held today, 12th September, 2017, at Acropolis, 8th Floor, 1858/1, Rajdanga Main Road, Sector I, East Kolkata Township, Kolkata - 700107, *inter-alia*, considered and approved the following:

1. Unaudited Financial Results for the 1st quarter ended 30th June, 2017, which is 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. The premises at "Akash Tower", 3rd Floor, 781, Anandapur, E. M. Bypass, Kolkata - 700 107 ceases to be the Corporate Office of the Company with immediate effect and consequently the books of accounts and other relevant books and papers including the Minutes Books and Statutory Registers will be maintained at the registered office.

The meeting commenced at 11:45 a.m. and concluded at 12:15 p.m.

This is for your information and record.

Thanking you.

Yours faithfully,

For Zandu Realty Limited


Priyanka Mundhra
Company Secretary
ACS 46331
Encl: As above





zandu realty limited

ZANDU REALTY LIMITED
CIN: L24239WB1919PLC136397

Regd Office: Emami Tower, 2nd Floor, 687, Anandapur, E.M. Bypass, Kolkata - 700107

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2017

(₹ in Lakhs)

Particulars	QUARTER ENDED	
	30th June 2017	30th June 2016
	Unaudited	(Refer Note (f) below)
1. Revenue		
(a) Revenue from Operations	0.00	101.01
(b) Other Income	388.54	418.26
Total Revenue	388.54	519.27
2. Expenses		
(a) Cost of materials consumed	0.00	0.00
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	0.00	83.12
(c) Employee benefits expense	6.87	8.16
(d) Finance Cost	31.88	21.62
(e) Depreciation and amortisation expense	0.00	0.00
(f) Other expenses	98.73	116.81
Total Expenses	137.48	229.70
3. Profit/(Loss) from ordinary activities before tax (1-2)	251.06	289.57
4. Tax expense (Net)	115.47	91.18
5. Net Profit/(Loss) for the period (3-4)	135.59	198.39
6. Extraordinary Items	-	-
7. Net Profit/(Loss) after taxes and extraordinary items (5-6)	135.59	198.39
8. Other Comprehensive Income (After Tax)	-	-
9. Total Comprehensive Income for the period (7+8)	135.59	198.39
10. Paid-up Equity Share Capital (Face Value per share ₹ 100/-)	806.40	806.40
11. Earnings per share (of ₹ 100/- each) (Not annualised):		
Basic	16.81	24.60
Diluted	16.81	24.60

Notes :

(a) The Financial Results of the Company for the Quarter ended 30th June, 2017 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 12th September, 2017. The Statutory Auditors of the Company have carried out Limited Review of these results.

(b) The Board of Directors has approved the amalgamation of the Company with Emami Infrastructure Limited w.e.f. 1st April 2017 in its meeting held on 1st July 2017. The draft Scheme of Amalgamation has been filed with the Stock Exchanges and the same is subject to approval of the regulatory authorities.

regd. office : 'emami tower', 687 anandapur e. m. bypass 2nd floor, kolkata 700107 india
 phone: 91 33 6613 6264, fax: 91 33 6613 6249, e-mail: info@emamirealty.com, website: www.emamirealty.com
 CIN: L24239WB1919PLC136397



(c) The Financial Results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) (Amendment) Rules, 2016. The Company has adopted Ind AS from 1st April, 2017, and accordingly, these Financial Results (including for the previous period presented in accordance with Ind AS 101 - First-time Adoption of Indian Accounting Standards) have been prepared.

(d) The format for Unaudited quarterly results is as prescribed in SEBI Circular No. CIR/CFD/CMD/15/2015 dated November 30, 2015 modified to comply with requirements of SEBI Circular dated July 5, 2016, Ind AS and Schedule III (Division II) to the Companies Act 2013 applicable to companies that are required to comply with Ind AS.

Further, in terms of the above circular, the statement does not include Ind AS compliant results for the preceding quarter and the previous year ended 31st March, 2017.

(e) Consequent to transition from the previous IGAAP to Ind AS, the reconciliation of Profit is provided below for the previous period in accordance with the requirements of Paragraph 32 of Ind AS 101, "First Time Adoption of Ind AS".

(₹ in Lakhs)	
Particulars	Quarter ended June 30, 2016
Net Profit as per Indian GAAP	53.69
Adjustments on account of application of Ind AS:	
Impact of Fair Valuation of Financial Instruments (Net of Taxes)	144.70
Net Profit as per Ind AS	198.39
Other Comprehensive Income (After Tax)	-
Total Comprehensive Income as per Ind AS	198.39

(f) The Ind AS compliant corresponding figures for the quarter ended 30th June 2016 have not been subjected to limited review/audit. However, the management has exercised necessary due diligence to ensure that such financial results provide a true and fair view thereof.

(g) Tax expense of Rs. 115.47 Lakhs (Previous period Rs. 91.18 Lakhs) includes deferred tax of Rs. 72.20 Lakhs (Previous period Rs. 76.58 Lakhs).

(h) Figures of the previous period have been regrouped / recasted, wherever necessary.

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

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

Place : Kolkata

Dated : 12th September 2017

For and on behalf of the Board of Directors



(Signature)
Hari Mohan Marda
 (Director)



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

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Review Report To

The Board of Directors of Zandu Realty Limited

We have reviewed the accompanying Statement of Unaudited Financial Results of Zandu Realty Limited ("the Company"), for the quarter ended 30th June, 2017. This statement is the responsibility of the Company's management and has been approved by the Board of Directors. 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 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. This standard requires that we plan and perform the review to obtain moderate assurance about whether the 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

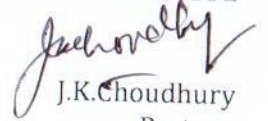
Based on our review conducted as above nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Financial Results prepared in accordance with applicable Indian Accounting Standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI, (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with 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.

Place: Kolkata

Dated: 12th September, 2017



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


J.K. Choudhury

Partner

Membership No. 009367