

ALCHEMIST

REF.NO. ARL/CS/BSE/2018-19/004

May 21, 2018

Scrip Code: 532114

The Manager (Department of Corporate Services)
BSE Limited
P.J. Towers, 25th Floor, Dalal Street,
Mumbai- 400001

Sub: Outcome of Board Meeting held on 21st May, 2018

Dear Sir/Madam,

We wish to inform you that the Board of Directors in its meeting held today i.e. 21st May, 2018 has considered, approved and has taken on record the following matters:


1. Audited Financial Results of the Company under Regulation 33 of SEBI (LODR), 2015 for the quarter and year ended on 31st March, 2018. A copy of the results is attached as **Annexure -1**.
2. Audited Review Report on the Audited Financial Results for the quarter and year ended on 31st March, 2018 obtained from Statutory Auditors has also been taken on record and a copy of the same is attached as **Annexure-2**.
3. The "Statement of Impact of Audit Qualification" for the Financial Year ended March 31, 2018 and a copy of the same is attached as **Annexure-3**.

You are requested to take the above information on your record & acknowledge the same.

Thanking you

Yours Sincerely

For **ALCHEMIST REALTY LIMITED**


Nidhi Dhawan
(Company Secretary)


ALCHEMIST REALTY LIMITED

CIN : L21100MH1983PLC029471

Regd. Office : Office No. 109, The Jewel (Roxy Cinema Building), Mama Parmanand Marg, Opera House , Mumbai - 400 004
Tel : 022 - 23610726, 022 - 23636126
Corp. Office : Alchemist House, Building No. 23, Nehru Place, New Delhi - 110019, Phone : 011 - 40600800 Fax : 011 - 40600888
Website : www.alchemistrealty.com E-mail : investors.realty@alchemist.co.in

Annexure - I

ALCHEMIST REALTY LIMITED
Regd. Office: Office No. 109, The Jewel (Roxy Cinema Building) Mama Parmanand Marg, Opera House, Mumbai- 400 004.
 CIN No. L21100MH1983PLC029471. Tel No.:(91-22)-23610726, 23636126. E-mail: investors.realty@alchemist.co.in
STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED ENDED 31.03.2018

S.No.	PARTICULARS	STANDALONE						CONSOLIDATED	
		Quarter Ended		Year Ended		Year Ended			
		31.03.2018	31.12.2017	31.03.2017	31.03.2017	31.03.2017	31.03.2018	31.03.2017	31.03.2018
	Audited	Reviewed	Audited	Audited	Audited	Audited	Audited	Audited	
1	Net Sales (Net of Excise Duty) / Incomes from Operations	-	-	44.68	-	44.68	-	44.68	-
2	Other Income	255.95	(327.17)	(713.89)	47.16	(342.31)	49.65	(342.31)	-
3	Total Revenue (1+2)	255.95	(327.17)	(669.21)	47.16	(297.63)	49.65	(297.63)	-
4	Expenditure								
	a) Consumption of Raw Material & Others	-	-	44.68	-	44.68	-	44.68	-
	b) Purchase of Stock in Traded	-	-	-	-	-	-	-	-
	c) (Increase)/ Decrease in stock in trade, finished goods & work in progress	-	-	-	-	-	-	-	-
	d) Employees Cost	58.93	55.34	69.42	227.99	250.16	235.80	270.07	-
	e) Finance charges	0.05	0.01	0.02	0.08	0.03	0.08	0.03	-
	f) Depreciation	0.96	0.96	1.48	3.83	5.93	4.29	18.86	-
	g) Other Expenditure	37.46	20.55	92.07	106.47	177.18	228.57	310.43	-
	Total Expenses	97.40	76.86	207.67	338.36	477.98	468.73	644.07	-
5	Profit before Exceptional & extraordinary items (3-4)	158.55	(404.03)	(876.88)	(291.20)	(775.61)	(438.65)	(941.70)	-
6	Exceptional Items	-	-	-	-	-	19.57	-	-
7	Profit before extraordinary items & tax (5-6)	158.55	(404.03)	(876.88)	(291.20)	(775.61)	(438.65)	(941.70)	-
8	Extraordinary Items	-	-	-	-	-	-	-	-
9	Profit Before Tax (7-8)	158.55	(404.03)	(876.88)	(291.20)	(775.61)	(438.65)	(941.70)	-
10	Tax Expenses:								
	a) Current Tax	-	-	(22.13)	-	-	-	0.00	-
	b) Deferred tax	(4.31)	4.43	-	2.06	2.34	2.06	2.34	-
	Total Tax Expenses	(4.31)	4.43	-	2.06	2.34	2.06	2.34	-
11	Profit/(+)/Loss (-) for the period from continuing operations (9-10)	162.86	(408.46)	(854.75)	(293.26)	(777.94)	(440.71)	(944.04)	-
12	Other Comprehensive Income								
	Items that will not be reclassified to profit or loss								
	Remeasurement of the net defined benefit liability/asset	(4.50)	9.35	-	5.59	(1.99)	5.59	(1.99)	-
	Tax on above	1.14	(2.41)	-	(1.45)	-	(1.45)	-	-
	Total Other comprehensive income, net of tax	(3.36)	6.94	-	4.14	(1.99)	4.14	(1.99)	-
13	Total comprehensive income, for the period	159.50	(401.52)	(854.75)	(289.12)	(779.94)	(436.57)	(946.03)	-
14	Paid up equity share capital (Face value of ₹ 2/- each per share)	1,482.02	1,482.02	1,482.02	1,482.02	1,482.02	1,482.02	1,482.02	-
15	Basic and diluted Earning Per Share (EPS) before Extra Ordinary Items								
	-Basic	0.22	(0.54)	(1.15)	(0.40)	(1.05)	(0.59)	(1.27)	-
	-Diluted	0.22	(0.54)	(1.15)	(0.40)	(1.05)	(0.59)	(1.27)	-

Notes:

1. The above Financial Results have been reviewed and recommended by the Audit Committee and thereafter approved and taken on record by the Board of Directors at the meeting held on 21st May, 2018.
2. The figures of the previous quarter/year have been regrouped or reclassified wherever necessary to make them comparable with current year figures.
3. Other income includes an amount of Rs.255.87 lakh towards exchange translation gain in the current quarter however there was an overall gain of foreign exchange amounting to Rs 47.08 lakhs in the financial year.
4. In respect of Trade Receivables the management of the company states that regular follow up is being done to recover the dues from respective parties. The company in the process to file suit for dues from export debtors. The management is confident of recovery and hence no provision has been made in the books so far.
5. The company adopted Indian Accounting Standard ("IND AS") from April 1, 2017 and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in the IND AS 34 Interim Financial Reporting prescribed under Section 133 of the Companies Act 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. The figures of the previous period have been restated, regrouped and reclassified wherever required to comply with the INDAS.
6. In accordance with IND AS 101 -First time adoption of Indian Accounting Standard reported under the previous GAAP and restated under the INDAS for the quarter and year ended 31st March, 2017 is as under:

Particulars	Standalone	Consolidated
	(Rs. In Lakhs) Year ended 31.03.2017	(Rs. In Lakhs) Year ended 31.03.2017
Profit after Tax (PAT) as per previous IGAAP	(777.94)	(944.04)
Remeasurement of Defined Benefit Plan (classified in OCI)	(1.99)	(1.99)
Profit after Tax (PAT) as per IND AS	(779.94)	(946.03)
Other Comprehensive income		
Remeasurement of Defined Benefit Plan (classified in OCI)	1.99	1.99
Total Comprehensive income as reported under Ind AS	(777.94)	(944.04)

7. Actuarial gain on remeasurement of defined benefit plan has been classified under "Other Comprehensive Income" as per the requirement of AS 19 " employees benefit".
8. Based on the guiding principles given in Ind AS 108 on "Operating Segments:" the Company's business activity falls within a Single Operating Segment namely "Real Estate", hence the disclosures requirements of Ind AS 108 are not applicable.
9. In accordance with IND AS 109, the company uses expected credit loss (ECL) model for evaluating impairment of financial assets other than those measured at fair value through Profit & Loss Account (FVTPL)

Place: New Delhi
Date : 21.05.2018

(Vijay Kumar Mittal)
Managing Director
DIN NO-00287042



ALCHEMIST REALTY LIMITED

Audited Standalone & Consolidated Statement of Assets And Liabilities as at March 31, 2018

(₹ in Lacs)

PARTICULARS	Standalone		Consolidated	
	As at 31.03.2018	As at 31.03.2017	As at 31.03.2018	As at 31.03.2017
	₹ (Audited)	₹ (Audited)	₹ (Audited)	₹ (Audited)
ASSETS				
Non-current assets				
(a) Property, Plant and Equipment	40.93	44.76	41.90	67.96
(b) Financial Assets	-	-	-	-
(i) Investments	349.19	349.07	250.09	249.07
(ii) Trade receivables	-	-	-	-
(iii) Loans	6,089.62	6,058.98	5,136.79	5,144.79
(iv) Others (to be specified)	1.56	4.30	45.43	78.36
(i) Deferred tax assets (net)	14.41	17.93	14.41	17.93
(c) Other non-current assets	30.61	29.60	367.10	464.07
Total Non Current Assets	6,526.32	6,504.64	5,855.72	6,022.18
Current assets				
(a) Inventories	11,984	11,779.53	11,983.58	11,779.53
(b) Financial Assets	-	-	-	-
(i) Investments	-	-	-	-
(ii) Trade receivables	15,205.27	15,158.58	15,205.27	15,158.58
(iii) Cash and cash equivalents	3.57	2.34	4.80	5.06
(iv) Bank balances other than (iii) above	-	-	-	-
(v) Loans	0.01	0.58	7.16	6.65
(vi) Others (to be specified)	9.67	9.74	10.17	9.74
(c) Current Tax Assets (Net)	-	-	-	-
(d) Other current assets)	-	-	-	-
Total assets	27,202.10	26,950.77	27,210.99	26,959.56
Total assets	33,728.42	33,455.41	33,066.71	32,981.74
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share capital	1,482.02	1,482.02	1,482.02	1,482.02
(b) Other Equity	645.13	934.25	(58.05)	378.52
Total equity	2,127.15	2,416.27	1,423.97	1,860.54
Non-current liabilities				
(a) Financial Liabilities				
Minority Interest	-	-	1.00	1.00
(i) Borrowings	30,988.36	30,478	30,989.26	30,478.22
(ii) Trade Payable	-	-	-	-
(iii) Other financial liabilities (other than those specified in item (b), to be specified)	-	-	-	-
(b) Provisions	16.06	20	18.96	22.62
(c) Deferred tax liabilities (net)	-	-	-	-
(d) Other non-current liabilities	-	-	-	-
Total non-current liabilities	31,004.42	30,497.94	31,009.22	30,501.84
Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	-	-	-	-
(ii) Trade Payables	391.79	380.98	405.46	426.87
(iii) Other financial liabilities (other than those specified in item (c))	-	-	-	-
(b) Other current liabilities	205.06	160.22	228.06	192.50
(c) Provisions	-	-	-	-
(d) Current tax liabilities (net)	-	-	-	-
Total current liabilities	596.85	541.20	633.52	619.36
Total equity and liabilities	33,728.42	33,455.41	33,066.71	32,981.74



SOIN ASSOCIATES
CHARTERED ACCOUNTANTS

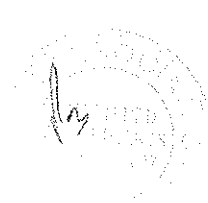
HOUSE NO. 5431, FIRST FLOOR
 SECTOR 38 (WEST) CHANDIGARH- 160014
 TEL. : 0172-5075431
 Mobile : +9193160-37382
 E-MAIL : soin1961@yahoo.com

Auditor's Report On Quarterly Financial Results and Year to Date Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI(Listing Obligations and Disclosure Requirements) Regulations, 2015

To

Board of Directors of Alchemist Realty Ltd

1. We have audited the standalone financial results of Alchemist Realty Limited ('the Company') for the year ended March 31, 2018, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These standalone financial results have been prepared on the basis of the standalone financial statements for the year ended March 31, 2018 prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 ('the Act'), read with relevant rules issued there under and published standalone year to date figures up to the end of the third quarter of the financial year prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, Interim Financial Reporting, prescribed under Section 133 of the Act, read with relevant rules issued there under, which are the responsibility of the Company's management. Our responsibility is to express an opinion on these standalone financial results based on our audit of such standalone financial statements for the year ended March 31, 2018 and our review of standalone financial results for the nine months period ended December 31, 2017.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion as below:-
3. Attention is invited to Note No 5 of the financial statements, Long term advances amounting to Rs. 6089.62 Laacs in respect of property to be purchased/ acquired is outstanding since more than three years and are considered good by the management, and out of the above:-
 - a) An amount of Rs.1,249.40 Laacs given to parties, matter relating to the same is Sub-Judice in the courts. Similarly an amount of Rs.1,842.97 laacs given to various parties for purchase of properties, necessary sale deeds have not been executed so far in favor of the company however the management believes that the amount is good and company has clear title to the properties in



terms of the purchase agreements, since the sale deeds have not been executed so far and amount is pending since long the management has not made the provision for the same.

b) An amount of Rs. 1,887.92 Lacs given to various parties on account of franchisee fee and other expenses for acquiring rights of Realogy Corpn. Inc. USA for their brand (Century 21) which is recoverable from its subsidiary Century 21 Properties (India) Pvt. Ltd as and when the rights will be transferred to it". It is relevant to note that the amount has been advanced since long and rights have not been transferred so far.

c) The company has advanced as loan a sum of Rs.952.83 Lacs to two parties/subsidiaries as interest free unsecured loan, the same is in violation of sub-section 7 of section 186 of the Companies Act 2013. This sub section requires the "No loans shall be given under this section at a rate lower than the prevailing yield of one year, three year, five year or ten year Government Security closest to the tenure of the loan.

4. Attention is invited to Note No.10 of the financial statements Trade receivables amounting to Rs. 15205.27 Lacs out of which export debtors for merchant trade transaction are Rs. 14902.26 Lacs and other receivables are Rs. 303.00 Lacs which are outstanding for more than six months from the da

te they become due from payment. Credit was extended for export sales in the normal course of the business, however it apparently got stuck. The Company has initiated legal recourse against the defaulting customers and is regularly following up on the same. The management is confident of recovering all such dues and hence no provision is considered necessary ,

"These are long outstanding and we are unable to comment of the recoverability of the same for which no provision has been created for doubtful trade receivables."

The loss to that extent is under stated and similarly the receivables, the effect however could not be quantified.

Our opinion is qualified in respect of the matter stated at point No.4

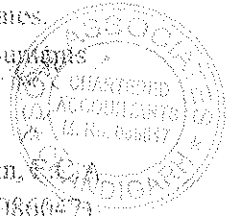
5. In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date results:

- (i) are presented in accordance with the requirements of regulation 33 of the SEBI(Listing obligations and disclosure requirements) regulations, 2015 in this regard; and
- (ii) give a true and fair view of the net profit (including other Comprehensive Income) and other financial information for the quarter ended 31st March 2018 as well as net loss for the year to date results for the period from 01/04/2017 to 31/03/2018



Further we report that the quarterly standalone financial results are the derived figures between the audited figures in respect of the year ended March 31, 2018 and the published year to date figures up to December 31, 2017 being the date of end of the third quarter of the current financial year, which were subject to limited review.

For Soin Associates
Chartered Accountants



Paramjit Singh Soin, C.A.
Prop. (M. No. 086047)

Date: 21/05/2018

Place: New Delhi

SOIN ASSOCIATES
CHARTERED ACCOUNTANTS

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Auditor's Report On Consolidated Quarterly Financial Results and Year to Date Results of the
Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure
Requirements) Regulations, 2015

To

Board of Directors of Alchemist Realty Ltd

1. We have audited the consolidated financial results of Alchemist Realty Limited (the Holding Company) and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group') for the year ended March 31, 2018, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These consolidated financial results have been prepared on the basis of the consolidated financial statements for the year ended March 31, 2018 prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013 ('the Act'), read with relevant rules issued there under, which are the responsibility of the company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements for the year ended March 31, 2018

2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

3. We did not audit the financial statements of One (2) subsidiaries included in the consolidated quarterly financial results and consolidated year to date results, whose consolidated interim financial statements reflect total assets of Rs.391.11 Lacs as at 31st March 2018 and Rs 0.20 Lacs as at the quarter ended 31st March 2018; as well as the total revenue of Rs. NIL Lacs as at 31st March 2018 and Rs. NIL as at the quarter ended 31st March 2018. These interim financial statements and other financial information have been audited by other auditors whose report has been furnished to us, and our opinion on the quarterly financial results and the year to date results, to the extent they have been derived from such interim financial statements is based solely on the report of such other auditors.



4. Attention is invited to Note No 5 of the Consolidated financial statements Long term advances amounting to Rs. 5,136.79 Lacs in respect of property to be purchased/acquired is outstanding since more than three years and are considered good by the management and out of the above:-

a) An amount of Rs.1,249.40 Lacs given to parties, matter relating to the same is Sub-Judice in the courts. Similarly an amount of Rs.1,842.97 lacs given to various parties for purchase of properties, necessary sale deeds have not been executed so far in favor of the company however the management believes that the amount is good and company has clear title to the properties in terms of the purchase agreements, since the sale deeds have not been executed so far and amount is pending since long the management has not made the provision for the same.

b) An amount of Rs. 1,887.92 Lacs given to various parties on account of franchisee fee and other expenses for acquiring rights of Realogy Corpn. Inc. USA for their brand (Century 21) which is recoverable from its subsidiary Century 21 Properties (India) Pvt. Ltd as and when the rights will be transferred to it". It is relevant to note that the amount has been advanced since long and rights have not been transferred so far.

c) The Holding company has advanced as loan a sum of Rs. 952.83 Lacs to two parties/subsidiaries as interest free unsecured loan, the same is in violation of sub section 7 of section 186 of the Companies Act 2013. This sub section requires the "No loans shall be given under this section at a rate lower than the prevailing yield of one year, three year, five year or ten year Government Security closest to the tenure of the loan.

5. Attention is invited to Note No 10 of the financial statements Trade receivables amounting to Rs. 15205.66 Lacs out of which export debtors for merchant trade transaction are Rs. 14902.26 Lacs and other receivables are Rs. 303.00 Lacs which are outstanding for more than six months from the date they become due from payment. Credit was extended for export sales in the normal course of the business, however it apparently got stuck. The Company has initiated legal recourse against the defaulting customers and is regularly following up on the same. The management is confident of recovering all such dues and hence no provision is considered necessary.

"These are long outstanding and we are unable to comment of the recoverability of the same for which no provision has been created for doubtful trade receivables."

The loss to that extent is under stated and similarly the receivables, the effect however could not be quantified.


Our opinion is qualified in respect of the matter stated at point No.5



7. In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date results:

- (i) include the quarterly financial results and year to date of the following entities Alchemist Hill Resorts (P) Ltd. and Century 21 Properties India (P) Ltd.;
- (i) have been presented in accordance with the requirements of regulation 33 of the SEBI(Listing obligations and disclosure requirements) regulations, 2015 in this regard; and
- (ii) give a true and fair view of the consolidated net loss and other financial information for the quarter ended 31st March 2018 as well as the consolidated year to date results for the period from 01/04/2017 to 31/03/2018

Date: 21/05/2018
Place: New Delhi

For Soin Associates.
Chartered Accountants,

Paramjit Singh Soin, F.C.A
Prop. M. No. 086047

ALCHEMIST

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along-with Annual Audited Financial Results - (Consolidated)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2018 [See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2017]				
I	S.No.	Particulars	Audited Figures(as reported before adjusting for qualifications)	Audited Figures(Audited figures after adjusting for qualifications)
	1	Turnover / Total income	49.65	49.65
	2	Total Expenditure	468.73	468.73
	3	Net Profit/(Loss)	(419.08)	(419.08)
	4	Earnings Per Share	(0.59)	(0.59)
	5	Total Assets	33066.71	33066.71
	6	Total Liabilities	31642.74	31642.74
	7	Net Worth	1423.97	1423.97
	8	Any other financial item(s) (as felt appropriate by the management)	-	-
II	Audit Qualification (each audit qualification separately):			
	a. Details of Audit Qualification: Attention is invited to Note No 10 of the financial statements Trade receivables amounting to Rs. 15205.66 Lacs out of which export debtors for merchant trade transaction are Rs. 14902.26 Lacs and other receivables are Rs. 303.00 Lacs which are outstanding for more than six months from the date they become due from payment. Credit was extended for export sales in the normal course of the business, however it apparently got stuck. The Company has initiated legal recourse against the defaulting customers and is regularly following up on the same. The management is confident of recovering all such dues and hence no provision is considered necessary.			
	b. Type of Audit Qualification : Qualified Opinion /-Disclaimer of Opinion / Adverse Opinion			
	c. Frequency of qualification: Whether appeared first time / repetitive / since how long continuing - Since 2016			
	d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:			
	e. For Audit Qualification(s) where the impact is not quantified by the auditor:			
	(i) Management's estimation on the impact of audit qualification:			
	(ii) If management is unable to estimate the impact, reasons for the same: The Company has extended credit from time to time as per the market practice for export debtors and regular follow up is being done to recover the same and management is confident to recover the same in the FY 2018-19. Hence, no estimation/provision made by the management. However, the Company is in the process of filing the necessary suit for Recovery of the due.			
	(iii) Auditors' Comments on (i) or (ii) above: The Company is advised to follow the necessary recovery suit and recover the amount at the earliest.			

ALCHEMIST REALTY LIMITED

CIN : L21100MH1983PLC029471

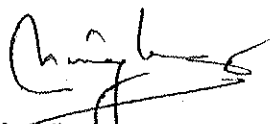
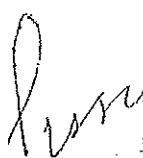

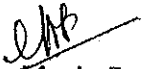
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Website : www.alchemistrealty.com E-mail : investors.realty@alchemist.co.in

ALCHEMIST

<p>III</p>	<p>To be signed by-</p> <ul style="list-style-type: none"> • CEO/Managing Director • CFO • Auditor of the Company • Audit Committee Chairperson 	<p> Mr. Vinay Kumar Mittal (Managing Director)</p> <p> Mr. Suresh Bhardwaj (Chief Financial Officer)</p> <p>For Soin Associates Chartered Accountants FRN- 010637N</p> <p>  Paramjit Singh Soin Proprietor M. No.-086047</p> <p> Ms. Maria Fernandes Chairperson of Audit Committee</p>
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