



emami* realty limited

Ref: ERL/SECRETARIAL/2024-25/1151

14th February, 2025

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 14th February, 2025 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, i.e., 14th February, 2025, at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata - 700107, has, *inter-alia*, approved the following:

1. Un-audited Standalone and Consolidated Financial Results for the 3rd quarter and nine-months ended 31st December, 2024, 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.

The meeting commenced at 11.30 A.M. and concluded at 01.00 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

Independent Auditor's Review Report on the quarterly 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 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 31st December 2024, 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

The Chambers, Suite No. 307, 3rd Floor
1865 Rajdanga Main Road, Kasba
Opposite Gitanjali Stadium
West Bengal, India, Kolkata - 700 107
Website - www.agrawalsanjay.com
E-mail Id : 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

Kaushal Kejriwal

Place: Kolkata

Date: 14-02-2025

Kaushal Kejriwal

Partner

Membership No.: 308606

UDIN: 25308606BmISDF4004



Independent Auditor's Review Report on quarterly and year to date consolidated 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 31st December 2024, 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.



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4. The 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

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 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 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. 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 300 lakhs and Rs 492 lakhs for the quarter and nine months ended December 31, 2024 respectively, total net loss after tax of Rs 9 lakhs and total net profit after tax of Rs 2 lakhs for the quarter and nine months ended December 31, 2024 respectively and total comprehensive loss of Rs 9 lakhs and total comprehensive profit of Rs 2 lakhs for the quarter and nine months ended December 31, 2024 respectively. This 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.

The unaudited consolidated financial results should include the Group's share of loss after tax



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of Rs 11 lakhs and Rs 35 lakhs for the quarter and nine months ended December 31, 2024 respectively and total comprehensive loss of Rs 11 lakhs and Rs 35 lakhs for the quarter and nine months ended December 31, 2024 respectively 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

Kaushal Kejriwal

Kaushal Kejriwal

Partner

Membership No.: 308606

UDIN: 25308606BMISD67156

Place: Kolkata

Date: 14-02-2025





emami
REALTY

emamirealty 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, 2024

(₹ in Lakhs)

Particulars	Standalone						Consolidated					
	Quarter Ended			Nine Months Ended		Year Ended	Quarter Ended			Nine Months Ended		Year Ended
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	31-12-2024	30-09-2024	31-12-2023	31-12-2024	31-12-2023	31-03-2024	31-12-2024	30-09-2024	31-12-2023	31-12-2024	31-12-2023	31-03-2024
1. Revenue												
(a) Revenue from Operations	5,423	506	926	6,374	2,506	4,251	5,722	600	2,422	6,865	4,401	6,146
(b) Other Income	1,273	1,366	1,352	3,936	2,412	3,663	1,274	1,366	1,474	3,937	2,534	3,786
Total Revenue	6,696	1,872	2,278	10,310	4,918	7,914	6,996	1,966	3,896	10,802	6,935	9,932
2. Expenses												
(a) Purchases	261	10	15	282	74	82	261	10	15	282	74	82
(b) Project Expenses	2,833	4,004	3,289	10,060	9,693	16,700	2,833	4,004	3,305	10,060	9,746	16,704
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	2,614	(3,847)	(1,134)	(4,173)	(5,153)	(3,975)	2,906	(3,762)	(487)	(3,740)	(4,200)	(3,039)
(d) Employee benefits expense	449	420	386	1,289	1,201	1,678	449	420	386	1,289	1,201	1,678
(e) Finance Cost	2,945	2,716	2,874	8,389	6,619	9,458	2,965	2,734	2,876	8,445	6,621	9,527
(f) Depreciation and amortisation expense	33	35	32	101	90	123	33	35	32	101	90	123
(g) Other expenses	146	276	1,223	562	1,646	2,421	147	276	484	563	908	1,669
Total Expenses	9,281	3,614	6,685	16,510	14,170	26,487	9,594	3,717	6,611	17,000	14,440	26,744
3. Profit/(Loss) before tax (1-2)	(2,585)	(1,742)	(4,407)	(6,200)	(9,252)	(18,573)	(2,598)	(1,751)	(2,715)	(6,198)	(7,505)	(16,812)
4. Tax expense												
Current Tax	-	-	-	-	-	-	(4)	(2)	-	-	-	2
Deferred Tax	(647)	(421)	(1,042)	(1,541)	(2,277)	(4,542)	(647)	(421)	(1,029)	(1,541)	(2,250)	(4,514)
Income Tax for Earlier Years	-	-	-	-	-	10	-	-	-	-	-	10
5. Profit/(Loss) for the period (3-4)	(1,938)	(1,321)	(3,365)	(4,659)	(6,975)	(14,041)	(1,947)	(1,328)	(1,686)	(4,657)	(5,255)	(12,310)
6. Share of Profit of Associates	-	-	-	-	-	-	-	1	-	1	-	17
7. Profit after tax and share of Profit/(loss) (5+6)	(1,938)	(1,321)	(3,365)	(4,659)	(6,975)	(14,041)	(1,947)	(1,327)	(1,686)	(4,656)	(5,255)	(12,293)
8. Other Comprehensive Income (After Tax)	-	-	-	-	-	7	-	-	-	-	-	7
9. Total Comprehensive Income for the period/year (7+8)	(1,938)	(1,321)	(3,365)	(4,659)	(6,975)	(14,034)	(1,947)	(1,327)	(1,686)	(4,656)	(5,255)	(12,286)
10. Profit attributable to:												
a. Owners of the Company	(1,938)	(1,321)	(3,365)	(4,659)	(6,975)	(14,041)	(1,947)	(1,327)	(1,686)	(4,656)	(5,255)	(12,293)
b. Non Controlling Interest	-	-	-	-	-	-	-	-	-	-	-	-
11. Total Comprehensive Income attributable to:												
a. Owners of the Company	(1,938)	(1,321)	(3,365)	(4,659)	(6,975)	(14,034)	(1,947)	(1,327)	(1,686)	(4,656)	(5,255)	(12,286)
b. Non Controlling Interest	-	-	-	-	-	-	-	-	-	-	-	-
12. Paid-up Equity Share Capital (Face Value of ₹2/- each)	757	757	757	757	757	757	757	757	757	757	757	757
13. Reserves excluding Revaluation Reserves as per Balance Sheet of the previous accounting year						(5,504)						(4,325)
14. Earnings per share (Face Value of ₹2/- each)												
Basic	(5.12)	(3.49)	(8.89)	(12.31)	(18.43)	(37.10)	(5.14)	(3.51)	(4.46)	(12.30)	(13.89)	(32.48)
Diluted	(5.12)	(3.49)	(8.89)	(12.31)	(18.43)	(37.10)	(5.14)	(3.51)	(4.46)	(12.30)	(13.89)	(32.48)
(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, 2024 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 14th February, 2025. 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) As on 31st December, 2024, the Company has 3 subsidiaries, namely, Sneha Ashiana Private Limited, Delta PV Private Limited and New Age Realty Private Limited and 4 associates, namely, Roseview Developers Private Limited, Bengal Emami Housing Limited, Prajay Urban Private Limited and Swanhousing & Infra Private Limited. The Financial Accounts of Bengal Emami Housing Limited, Prajay Urban Private Limited, Swanhousing & Infra Private Limited, not being ready have not been taken into consolidated results for the quarter and nine-months ended 31st December, 2024 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.

Kolkata
14th February, 2025



For and on behalf of the Board of Directors

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

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CIN: L45400WB2008PLC121426