



zandu realty limited

Ref: EIL/SECRETARIAL/ZRL/2016-17/1354

9th November, 2016

The Department of
Corporate Services
BSE Limited
25th Floor,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The Secretary
**The National Stock
Exchange of India Limited**
Exchange Plaza,
Bandra Kurla Complex
Bandra (E),
Mumbai – 400051

Dear Sir,

Sub: Outcome of Board Meeting held on November 9, 2016

This is to inform you that the Board of Directors of the Company, at its meeting No. 04/2016-17 held today, the 9th of November, 2016, *inter-alia*, considered and approved Unaudited Financial Results for the 2nd quarter and half year ended 30th September, 2016, which is enclosed herewith along with the Limited Review Report of the Auditors, in compliance with Regulation 33 of the Securities and Exchange Board Of India (Listing Obligations and Disclosure Requirements) Regulation, 2015.

This is for your information and records.

Thanking you.
Yours faithfully,
For Zandu Realty Limited


Swetha Mukherjee

Company Secretary

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

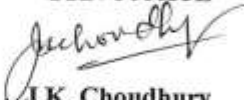
REVIEW REPORT TO THE BOARD OF DIRECTORS OF ZANDU REALTY LIMITED

We have reviewed the accompanying Statement of Unaudited Financial Results of **Zandu Realty Limited** ("the Company"), 687, Anandapur, 2nd Floor, EM Bypass, Kolkata-700107 for the quarter and half year ended 30th September 2016 and unaudited Statement of Assets and Liabilities. 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 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 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 Financial Results prepared in accordance with applicable 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S.K. Agrawal & Co.
Chartered Accountants
FRN-306033E



J.K. Choudhury
(Partner)

Membership No. : 009367

Place: Kolkata
Date: 9th November, 2016





zandu realty limited

ZANDU REALTY LIMITED

CIN: L24239WB1919PLC136397

Corporate Office: Akash Tower, 3rd Floor, 781, Anandapur, E.M. Bypass, Kolkata - 700107

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

(₹ in lacs except Share and EPS)

Unaudited Financial Results for the quarter & half year ended 30th September, 2016

Sl. No.	Particulars	Quarter Ended			Half year Ended		Year Ended
		30-Sep-2016 (Reviewed)	30-Jun-2016 (Reviewed)	30-Sep-2015 (Reviewed)	30-Sep-2016 (Reviewed)	30-Sep-2015 (Reviewed)	31-Mar-2016 (Audited)
1	Income from Operations						
	(a) Net Sales/Income from Operations	411.60	100.80	333.90	512.40	553.85	866.55
	(b) Other Operating Income	0.12	0.21	0.09	0.33	0.15	0.24
	Total Income from Operations (net)	411.72	101.01	333.99	512.73	554.00	866.79
2	Expenses						
	(a) Cost of materials consumed	-	-	-	-	-	-
	(b) Purchase of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	339.42	83.12	290.93	422.54	482.58	755.04
	(d) Employee Benefit Expense	10.92	8.16	5.13	19.08	10.21	30.26
	(e) Depreciation and amortization expense	-	-	-	-	-	-
	(f) Other Expenses	135.36	116.81	93.12	252.17	163.80	421.45
	Total Expenses	485.70	208.09	389.19	693.79	656.59	1,206.75
3	Profit/(Loss) from Operations before Other Income, Finance Cost & Exceptional Items (1-2)	(73.98)	(107.08)	(55.20)	(181.06)	(102.59)	(339.96)
4	Other Income (Refer Note no 2)	590.83	196.98	571.67	787.81	943.58	1,454.03
5	Profit/(Loss) from Ordinary Activities before Finance Costs & Exceptional Items (3+4)	516.85	89.90	516.46	606.75	840.99	1,114.07
6	Finance Costs	38.25	21.62	109.27	59.87	216.63	231.84
7	Profit/(Loss) from Ordinary Activities after Finance Costs but before Exceptional Items (5-6)	478.60	68.28	407.19	546.88	624.36	882.23
8	Exceptional Items	-	-	-	-	-	-
9	Profit/(Loss) from Ordinary activities before Tax (7+8)	478.60	68.28	407.19	546.88	624.36	882.23
10	Tax Expense	85.41	14.60	78.97	100.01	125.44	177.32
11	Net Profit/(Loss) from Ordinary activities after Tax (9-10)	393.19	53.68	328.22	446.87	498.92	704.91
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit/(Loss) for the period (11-12)	393.19	53.68	328.22	446.87	498.92	704.91
14	Paid-up Equity Share Capital (Face Value ₹100/- per share)	806.40	806.40	806.40	806.40	806.40	806.40
15	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year						17,456.59
16	Earnings per share (before Extraordinary items) of ₹100/- each Basic & Diluted	★ ₹ 48.76	★ ₹ 6.66	★ ₹ 40.70	★ ₹ 55.42	★ ₹ 61.87	₹ 87.41
17	Earnings per share (after Extraordinary items) of ₹100/- each Basic & Diluted	★ ₹ 48.76	★ ₹ 6.66	★ ₹ 40.70	★ ₹ 55.42	★ ₹ 61.87	₹ 87.41

(★ not annualised)



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



zandu realty limited

Unaudited Statement of Assets and Liabilities as on 30th September, 2016

(₹ in lac)

SI No.	Particulars	As at	As at
		30-09-2016	31-03-2016
		Reviewed	Audited
A	EQUITY AND LIABILITIES		
1	Shareholders' Funds		
	Share Capital	806.40	806.40
	Reserves and Surplus	18,871.37	18,836.89
		19,677.77	19,643.29
2	Non - Current Liabilities		
	Long - Term Provisions	7.26	4.62
		7.26	4.62
3	Current Liabilities		
	Short - Term Borrowing	1,429.04	-
	Other Current Liabilities	139.38	97.66
	Short-Term Provisions	0.17	0.17
		1,568.59	97.83
	TOTAL	21,253.62	19,745.74
B	ASSETS		
1	Non - Current Assets		
	Non-Current Investments	12,745.60	12,720.60
	Long - Term Loans and Advances	5,416.10	3,130.00
		18,161.70	15,850.60
2	Current assets		
	Current Investments	1,288.00	1,288.00
	Inventories	991.72	1,414.26
	Trade Receivables	65.67	315.34
	Cash and Cash Equivalents	7.10	3.65
	Short-Term Loans and Advances	739.43	873.89
		3,091.92	3,895.14
	TOTAL	21,253.62	19,745.74

Notes:

- The above financial results were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 9th November 2016. The Statutory Auditors of the Company have carried out Limited Review of the results which are being published in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- The proportionate Revaluation Reserve of Rs. 331.27 lac and Rs. 412.40 lac has been transferred and included under the head Other Income in consonance with the revenue recognised in respect of sales of respective units for the quarter and half year ended 30th September, 2016 respectively.
- 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>

For and on behalf of the Board of Directors



Hari Mahon Marda
Director

Place : Kolkata, 9th November, 2016

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