

Ref: EIL/ZRL/SECRETARIAL/2017-18/242

5th June, 2017

The Department of Corporate Services
BSE Limited
25th Floor,
Phiroze 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: Submission of Audited Financial Results for the 4th quarter and year ended 31st March, 2017 in the revised format as per Schedule III of the Companies Act, 2013

This has reference to email from BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) in relation to submission of Financial Results of the Company for the 4th quarter and year ended 31st March, 2017.

Audited Financial Results of the Company for the 4th quarter and year ended 31st March, 2017 were approved by the Board of Directors on 3rd May, 2017 and submitted to the stock exchanges vide our letter dated 3rd May, 2017.

However, as per email of BSE and NSE, we are enclosing the Audited Financial results of the Company in the format as per Schedule III (Ref. SEBI Circular dt. 05/07/2016).

Please note that the figures of Audited Financial Results of the Company for the 4th quarter and year ended 31st March, 2017 as reported earlier vide our letter dated 3rd May, 2017 remain unchanged.

The above information is also available on the Company's website www.emamirealty.com.

Kindly take the aforesaid on your record.

Thanking you.

Yours faithfully,

For Zandu Realty Limited



Priyanka Mundhra
Company Secretary & Compliance Officer
ACS 46331

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

Auditor's Report on 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
The Board of Directors of
ZANDU REALTY LIMITED

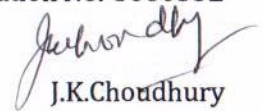
We have audited the quarterly financial results of **Zandu Realty Limited** ("the Company"), for the quarter ended March 31, 2017 and the year to date financial results for the period from April 1, 2016 to March 31, 2017, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The figures for the quarter ended 31st March 2017 are the balancing figures between audited figures in respect of the full financial year and the year to date figures up to the end of the third quarter of the current financial year. These quarterly financial results as well as the year to date financial results have been prepared from financial statements, which are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial results based on our audit of such financial statements, which have been prepared in accordance with Accounting Standards specified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India.

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.

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:

- are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- give a true and fair view of the net profit and other financial information for the quarter ended 31st March 2017 as well as the year to date results for the period from 1st April, 2016 to 31st March, 2017.

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


J.K. Choudhury
Partner
Membership No. 009367

Place: Kolkata
Dated: 3rd May, 2017



ZANDU REALTY LIMITED
CIN: L24239WB1919PLC136397

Corp. 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 lakhs except Share and EPS)

Audited Financial Results for the Quarter and Year Ended 31st March, 2017

Sl. No.	Particulars	Quarter Ended			Year Ended	
		31-Mar-2017 (Audited)	31-Dec-2016 (Unaudited)	31-Mar-2016 (Audited)	31-Mar-2017 (Audited)	31-Mar-2016 (Audited)
1	Income from Operations					
	(a) Net Sales/Income from Operations	-	-	217.30	512.40	866.55
	(b) Other Operating Income	-	-	0.06	0.33	0.24
	Total Income from Operations (a+b)	-	-	217.36	512.73	866.79
2	Other Income (Refer Note no 2)	197.96	182.35	303.52	1,168.12	1,454.03
3	Total Income/Revenue (1+2)	197.96	182.35	520.88	1,680.85	2,320.82
4	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	-	-	189.34	422.54	755.04
	(d) Employee Benefits Expense	1.30	10.23	12.52	30.61	30.26
	(e) Finance Costs	37.94	44.55	(0.26)	142.36	231.84
	(f) Depreciation and amortization expense	-	-	-	-	-
	(g) Other Expenses	42.19	137.47	138.83	431.83	421.45
	Total Expenses	81.43	192.25	340.43	1,027.34	1,438.59
5	Profit/(Loss) before Exceptional and Extraordinary Items and taxes (3-4)	116.53	(9.90)	180.45	653.51	882.23
6	Exceptional Items	-	-	-	-	-
7	Profit/(Loss) from Ordinary activities before Tax (5-6)	116.53	(9.90)	180.45	653.51	882.23
8	Extraordinary items	-	-	-	-	-
9	Profit/(Loss) before tax (7-8)	116.53	(9.90)	180.45	653.51	882.23
10	Tax Expense					
	Current tax	38.12	(2.37)	33.50	133.45	172.20
	Income Tax paid for Earlier Years	-	-	-	2.31	5.12
11	Net Profit/(Loss) for the period (9-10)	78.41	(7.53)	146.95	517.75	704.91
14	Paid-up Equity Share Capital (Face Value ₹100/- per share)	806.40	806.40	806.40	806.40	806.40
15	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year				17,974.34	17,456.59
16	Earnings per share (before Extraordinary items) of ₹100/- each Basic & Diluted	★ ₹ 9.72	★ ₹ -0.93	★ ₹ 18.22	₹ 64.20	₹ 87.41
17	Earnings per share (after Extraordinary items) of ₹100/- each Basic & Diluted	★ ₹ 9.72	★ ₹ -0.93	★ ₹ 18.22	₹ 64.20	₹ 87.41

(★ not annualised)



Statement of Assets and Liabilities as on 31st March, 2017
(₹ in lakhs)

Sl No.	Particulars	As at 31-03-2017	As at 31-03-2016
		Audited	Audited
A	EQUITY AND LIABILITIES		
1	Shareholders' Funds		
	Share Capital	806.40	806.40
	Reserves and Surplus	18,942.24	18,836.89
		19,748.64	19,643.29
2	Non - Current Liabilities		
	Long - Term Provisions	5.32	4.62
		5.32	4.62
3	Current Liabilities		
	Short - Term Borrowing	1,140.24	-
	Other Current Liabilities	38.49	97.66
	Short-Term Provisions	0.17	0.17
		1,178.90	97.83
	TOTAL	20,932.86	19,745.74
B	ASSETS		
1	Non - Current Assets		
	Non-Current Investments	18,236.60	12,720.60
	Long - Term Loans and Advances	0.36	3,130.00
		18,236.96	15,850.60
2	Current assets		
	Current Investments	-	1,288.00
	Inventories	991.72	1,414.26
	Trade Receivables	-	315.34
	Cash and Cash Equivalents	6.42	3.65
	Short-Term Loans and Advances	1,697.76	873.89
		2,695.90	3,895.14
	TOTAL	20,932.86	19,745.74

Notes:

- The above audited financial results were reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on 3rd May, 2017.
- The proportionate Revaluation Reserve of ₹Nil and ₹412.40 lakhs 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 year ended 31st March, 2017 respectively.
- The figures for the quarter ended 31st March 2017 are the balancing figures between the audited figures for the financial year ended on 31st March 2017 and the unaudited published figures for the period upto 31st December 2016, which was subjected to limited review by the Statutory Auditors. Figures for the previous periods have been regrouped/rearranged/recast to make them comparable with the figures of the current period.
- 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>

Kolkata, 3rd May, 2017


For and on behalf of the Board of Directors

Sandeep Jhunjunwala
Manager & CFO



zandu realty limited

3rd May, 2017

The Department of Corporate Services
BSE Limited
25th Floor,
Phiroze 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 Madam/Sir,

Sub: DECLARATION pursuant to Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended

In terms of the provisions of Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosures Requirement) Regulations, 2015 as amended by the SEBI (Listing Obligations and Disclosures Requirements) (Amendment) Regulations, 2016, vide Notification No. SEBI/ LAD-NRO/GN/2016-17/001 dated 25th May, 2016 and Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016, we confirm that the Statutory Auditors of the Company, M/s S.K. Agrawal & Co., Chartered Accountants (Firm's Registration No.-306033E) have issued an Audit Report with unmodified opinion on the Annual Audited Financial Results of the Company for the financial year ended on 31st March, 2017.

Thanking you.
Yours faithfully,
For **Zandu Realty Limited**


Abhijit Datta
Chairman
DIN: 00790029

