

EMAAR

INDIA

November 9, 2020

To,

The General Manager
Department of Corporate Services
BSE Limited,
Floor 25, P J Towers,
Dalal Street, Mumbai – 400 001

Re: **Scrip Code: 948003 (ISIN - INE451H07332)**
 Scrip Code: 948005 (ISIN - INE451H07340)
 Scrip Code: 948012 (ISIN - INE451H07357)

Ref: **Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Sub.: **Submission of Unaudited Financial Results of Emaar India Limited (formerly known as Emaar MGF Land Limited) for the Half Year ended September 30, 2020**

Dear Sir,

With reference to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please note that the Audit Committee & the Board of Directors of the Company at its meeting held on November 9, 2020, have approved the unaudited financial results of the Company for the Half Year ended September 30, 2020.

We have enclosed the approved unaudited financial results along Limited Review Report of the Auditors for your reference and record.

You are requested to take note of the same.

Thanking you,

Yours faithfully,

For Emaar India Limited

Sd/-

Bharat Bhushan Garg
Company Secretary

EMAAR INDIA LIMITED

(formerly known as Emaar MGF Land Limited)

Emaar Business Park, MG Road, Sikanderpur, Sector 28, Gurugram 122002. Haryana

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Registered Office: 306-308, Square One, C-2, District Centre, Saket, New Delhi – 110 017

Tel.: +91 11 4152 1155, 4948 3100 FAX: +91 11 4152 4619 | CIN: U45201DL2005PLC133161

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Walker Chandiook & Co LLP

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Independent Auditor's Review Report on Unaudited Half-Yearly Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Emaar India Limited (formerly known as Emaar MGF Land Limited)

1. We have reviewed the accompanying statement of unaudited financial results ('the Statement') of Emaar India Limited (formerly known as Emaar MGF Land Limited) ('the Company') for the half year ended 30 September 2020, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.
2. This 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 and is in compliance with the presentation and disclosure requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. 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. As described in Note 3 to the accompanying Statement which describes the petition filed by Emaar Holding II, shareholder and promoter of the Company under Section 241 of the Companies Act, 2013 seeking relief against former shareholder, managing director, director and their connected entities (collectively referred to as 'MGF Group') where the Company has also been named as a respondent party. Under this petition, Emaar Holding II has, inter-alia, prayed to National Company Law Tribunal to direct MGF Group to compensate the Company and Emaar Holding II to the extent of loss caused due to their certain acts and transactions that occurred between the years from 2006 to 2016, along with interest, from the date of respective loss. Pending adjudication of the matter, the management is of the view that the impact of such alleged acts and transactions on the accompanying Statement is presently unascertainable and hence, in absence of such information, we are unable to comment on the impact, if any, of such alleged acts and transactions on the accompanying Statement. Our opinion for the year ended 31 March 2020 was also qualified in respect of this matter.

Walker Chandiook & Co LLP

Independent Auditor's Review Report on Unaudited Half-Yearly Financial Results of the Company Pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) – (cont'd)

5. Based on our review conducted as above, except for the possible effects of the matter described in previous paragraph, 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 52 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.
6. We draw attention to the following notes to the accompanying Statement:
 - i. Note 4 in relation to investment made in and advances given to one of the subsidiary company, Emaar MGF Construction Private Limited, aggregating Rs. 362.78 million and Rs. 1,428.34 million respectively as at 30 September 2020. As described in the note, there are various significant ongoing litigations in the said subsidiary company relating to a project undertaken by it, the final outcome of which is presently unascertainable.
 - ii. Note 5 which describes the uncertainty with respect to the outcome of various ongoing litigations involving the Company and its development partners with Andhra Pradesh Industrial Infrastructure Corporation (APIIC) and other parties alleging certain irregularities relating to a project in Hyderabad. The Company has outstanding assets and liabilities of Rs. 4,099.46 million and Rs. 2,327.11 million respectively with respect to this project as at 30 September 2020. The final outcome of these litigations is presently unascertainable.
 - iii. Note 6 which describes the uncertainties due to the outbreak of Covid-19 pandemic and the management's evaluation of the same on the financial results of the Company as at the balance sheet date. In view of these uncertainties, the impact on the Company's financial results is significantly dependent on future developments

Our conclusion is not modified in respect of these matters.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Neeraj Sharma

Partner

Membership No. 502103

UDIN: 20502103AAAADB3736

Place: New Delhi

Date: 9 November 2020



Digitally signed
by Neeraj
Sharma
Date:
2020.11.09
15:26:40 +05:30

Emaar India Limited
(formerly known as Emaar MGF Land Limited)

CIN-U45201DL2005PLC133161

Registered office:- 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017

Email ID – company.secretary@emaarmgf.com

Website : www.emaar-india.com

UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT 30 SEPTEMBER 2020

(Rs. in million)

Particulars	As at 30 September 2020 (Unaudited)	As at 31 March 2020 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	864.32	910.52
Capital work-in-progress	45.83	19.71
Right of use assets	124.82	138.57
Intangible assets	4.27	1.45
Financial assets		
Investments	869.83	869.83
Loans	27.35	27.29
Other bank balances	645.22	613.96
Non-current tax assets (net)	203.56	224.43
Other non-current assets	2,089.19	2,085.80
Total non-current assets	4,874.39	4,891.56
Current assets		
Inventories	56,534.29	58,299.46
Financial assets		
Investments	127.00	25.14
Trade receivables	757.54	742.26
Cash and cash equivalents	621.34	615.37
Other bank balances	1,890.65	1,688.91
Loans	6,211.86	6,259.39
Other financial assets	327.28	324.26
Other current assets	36,286.09	36,128.40
Total current assets	102,756.05	104,083.19
Total assets	107,630.44	108,974.75
EQUITY AND LIABILITIES		
Equity		
Equity share capital	1,693.87	1,303.24
Other equity	(35,373.66)	(35,315.81)
Total equity	(33,679.79)	(34,012.57)
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	51,680.05	49,389.73
Lease liabilities	130.09	137.04
Other financial liabilities	12,072.24	11,230.08
Provisions	97.10	103.66
Current liabilities		
Financial liabilities		
Borrowings	9,199.19	8,449.62
Lease liabilities	22.56	25.32
Trade payables		
-Total outstanding dues of micro enterprises and small enterprises	79.37	90.08
-Total outstanding dues of other creditors other than micro enterprises and small enterprises	9,392.45	10,308.58
Other financial liabilities	11,931.31	11,386.14
Other current liabilities	39,930.82	44,405.69
Provisions	6,775.05	7,461.38
Total liabilities	141,310.23	142,987.32
Total equity and liabilities	107,630.44	108,974.75

UNAUDITED STATEMENT OF PROFIT AND LOSS FOR THE HALF YEAR ENDED 30 SEPTEMBER 2020

(Rs. in million)

Particulars	Half year ended	Half year ended	Year ended
	30 September 2020	30 September 2019	31 March 2020
	Unaudited	Unaudited	Audited
INCOME			
Revenue from operations	5,730.97	15,154.20	34,035.42
Other income	315.73	211.29	517.14
Total income	6,046.70	15,365.49	34,552.56
EXPENSES			
Cost of land, plots, constructed properties, development rights and others	3,730.08	11,471.11	26,980.38
Employee benefits expense	343.68	385.75	886.27
Finance costs	3,208.84	3,433.98	6,753.14
Depreciation and amortization expense	53.23	51.50	117.89
Other expenses	658.42	3,338.78	4,855.86
Total expenses	7,994.25	18,681.12	39,593.54
Loss before exceptional items and tax	(1,947.55)	(3,315.63)	(5,040.98)
Exceptional items (net) (refer note 11)	1,847.28	2,107.27	3,510.44
Loss before tax	(100.27)	(1,208.36)	(1,530.54)
Tax expense			
Current tax	-	-	-
Loss for the period/year	(100.27)	(1,208.36)	(1,530.54)
Other comprehensive income			
Items that will not be reclassified to profit or loss in subsequent years			
Re-measurement gains on defined benefit plans	3.36	(0.44)	0.36
Other comprehensive income for the period/year, net of tax	3.36	(0.44)	0.36
Total comprehensive income for the period/year, net of tax	(96.91)	(1,208.80)	(1,530.18)
Loss per share (in rupees) (Basic and diluted) (not annualised)	(0.69)	(9.15)	(13.35)
Paid-up equity share capital (face value of Rs.10 per share)	1,693.87	1,303.24	1,303.24
Other equity (excluding debenture redemption reserve)	(36,111.79)	(35,732.56)	(36,053.94)
Debenture redemption reserve	738.13	738.13	738.13
Net worth	(33,679.79)	(33,691.19)	(34,012.57)
Debt balance	67,208.87	62,340.04	63,843.76
Debt equity ratio	(2.00)	(1.85)	(1.88)
Debt service coverage ratio	0.34	0.30	0.31
Interest service coverage ratio	0.97	0.65	0.77

Notes:

- 1) The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their meeting held on 9 November 2020. These financial results have been subjected to limited review by the Statutory Auditors of the Company.
- 2) Ratios have been computed as follows:
 - (i) Debt Equity Ratio = Debt balance/equity, where,
* Equity represents issued, subscribed and paid up equity share capital and other equity
* Paid up debt capital represents long-term and short-term borrowings excluding deferred payment liabilities and lease liabilities.
 - (ii) Debt Service Coverage ratio = Earnings before finance costs and tax / [finance costs + principal repayment of paid debt capital during the period/year]
 - (iii) Interest Service Coverage ratio = Earnings before finance costs and tax / finance costs
 - (iv) Net worth represents total equity.
 - (v) Paid up equity share capital represents issued, subscribed and paid up equity share capital.

Additional disclosures as per Regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	Credit Rating*	Principal		Interest	
		Previous due date	Next due date	Previous due date	Next due date
22,600 (11.25%) Secured redeemable non-convertible debentures of Rs. 1,000,000 each	CARE BB+; Stable (Double B plus; Outlook: Stable)	Not applicable	20 May 2022	30 September 2014 (paid)	20 May 2022

Notes:

- a. Due dates disclosed above are after considering extensions granted by the debenture holders.
 - b. The non-convertible debentures referred above are secured by an adequate asset cover.
 - c. Pursuant to the scheme of arrangement between the Company, MGF Developments Limited ('the resulting company') and their respective shareholders and creditors which has been approved by the National Company Law Tribunal (NCLT) vide its order dated 16 July 2018, 30.79% of the face value of Rs. 1,000,000 of each debenture has been demerged and transferred to the resulting company. The above mentioned face value of Rs. 1,000,000 was before demerger.
- 3) On 19 November 2019, Emaar Holding II, shareholder & promoter of the Company, filed a petition under Section 241 of the Companies Act, 2013, before the Hon'ble National Company Law Tribunal ('NCLT'), New Delhi, seeking relief against MGF Developments Limited, Mr. Shравan Gupta, Ms. Shilpa Gupta and its connected entities (MGF Group). Emaar Holding II has, inter-alia, prayed to National Company Law Tribunal to direct MGF Group to compensate the Company and Emaar Holding II to the extent of loss caused due to their certain acts and transactions along with interest, from the date of respective loss. MGF Group had also filed its reply and thereafter both parties have filed rejoinders. The Company has also filed criminal complaints against MGF and its associates, in respect of certain matters referred to in Section 241 petition filed by Emaar Holding II. As the matters are in initial stage or currently sub-judice, any impact of the same on the financial results is not ascertainable at this stage. The auditors have expressed qualification on the same.
 - 4) One of the subsidiaries of the Company, Emaar MGF Construction Private Limited (the "Subsidiary") is undergoing certain litigations/disputes in relation to the Commonwealth Games Village Project, 2010 developed by it whereby the Company has obtained legal advice and expects favorable outcomes. The Company has investments in the equity share capital of the said Subsidiary aggregating to Rs. 362.78 million (31 March 2020 - Rs. 362.78 million) and has advances recoverable aggregating to Rs. 1,428.34 million (31 March 2020 - Rs. 1,420.23 million) from the Subsidiary. The Company has also given commitment to the Subsidiary for support in case of unfavorable outcome in respect of any of the litigations/disputes. The auditors have expressed an emphasis of matter on the same.
 - 5) The Company, vide a Development Agreement dated 3 November 2006 (subsequently amended by the agreement dated 25 July 2007) entered into with Emaar Hills Township Private Limited ("EHTPL"), had undertaken the development of land in Hyderabad, which was sold to EHTPL by Andhra Pradesh Industrial Infrastructure Corporation through a duly registered Conveyance Deed dated 28 December 2005. The Company also, vide Assignment Deed dated 3 November 2006 entered into with Boulder Hills Leisure Private Limited ("BHLPL"), had undertaken the development and operation of a 'Golf Course' in Hyderabad. The Company, EHTPL and BHLPL have been subjected to litigations relating to the allegations of irregularities in allotment of project land, notice for termination of project, notice for termination of development agreement by one of the shareholders of the development partner, stoppage of registration of properties in the project, etc. Further, in one of the matters mentioned herein, Central Bureau of Investigation has filed charge sheets against various persons, including the Company, its former Managing Director and certain officers of the Company. Under the said matter, the Company has also received an attachment order of its certain properties from Directorate of Enforcement. The Company has assets and liabilities of Rs. 4,099.46 million (31 March 2020 - Rs. 4,100.68 million) and Rs. 2,327.11 million (31 March 2020 - Rs. 3,145.19 million) respectively. The matters mentioned herein are pending with judicial authorities at various levels. Based on the legal advices received and internal assessments, the management believes that the allegations/matters raised above are untenable and contrary to the factual position. The auditors have expressed an emphasis of matter on the same.

- 6) The outbreak of 'Covid-19' has severely impacted the businesses and economic activities around the world including India. Due to lockdown announced by the Government, the Company's operations were suspended/slowed down during the lockdown period. The business operations have already resumed, following Government's directives and expected to return to normalcy in due course of time. Further, the Company has also made assessment of its liquidity position, including recoverability of assets at balance sheet date. Actual impact of Covid-19 pandemic on the Company's results remains uncertain and same is dependent on further spread of the disease, various steps taken by the Government to mitigate the economic impact and may differ from that estimated as at the date of approval of these financial results. The auditors have expressed an emphasis of matter on the same.
- 7) As at 30 September 2020, the Company has borrowings of Rs. 7,092.73 million which are due for repayment in the next one year. As per the present business plans, the Company will be able to meet its financial obligations in the next one year. As at 30 September 2020, while the Company's net worth is negative (primarily due to Demerger happened in the financial year 2018-19), the management has considered the fact that the Company has significant asset base, including land inventories or land development rights, which can yield values in excess of their book values on development and can hence be used for raising additional capital, if and when required. Further, the Emaar Properties PJSC, ultimate holding company has agreed that it shall continue to provide support to the Company in arranging for funds to enable the Company to meet its operational and project requirements. Hence, these financial results have been prepared on a going concern basis.
- 8) The National Company Law Tribunal (NCLT) vide its order dated 16 July 2018 had approved the scheme of arrangement (Demerger) between the Company and MGF Developments Limited (MGF) and the same was filed with the Registrar of Companies on 31 July 2018. The said Scheme is effective from the appointed date of 30 September 2015. In June 2019, MGF had filed an application before the NCLT under Section 231 of the Companies Act, 2013 for enforcement of the Scheme. NCLT vide its order dated 19 November 2019, directed the Company and MGF to mediate the matter before former Supreme Court Judge, Justice D.K. Jain ("Mediator"), and for the Mediator to suggest ways and means for implementation of Scheme by the parties. Pursuant to such appointment of Mediator, the NCLT disposed-off the said Section 231 application filed by MGF. During the mediation process, the Company informed the Mediator that MGF has invoked arbitration proceedings raising various disputes under demerger arrangement before the International Court of Arbitration, International Chamber of Commerce ('ICC'), London, as referred in Note No. 9 below. The Company further informed the Mediator that there will be an overlap of arbitration proceedings and the mediation process, hence, the mediation proceedings be terminated. In view of the same, the Mediator vide its order dated 27 January 2020 closed the mediation proceedings, with liberty to the parties to revive the same, as and when considered necessary. Thereafter, in February 2020, MGF had again filed an application under section 231 of the Companies Act, 2013 for implementation of the Scheme and the matter is currently sub-judice before NCLT.
- 9) The Company, its ultimate holding company (Emaar Properties PJSC), MGF Developments Limited (MGF) and other parties had entered into certain indemnity agreement(s), which entitled the Company to raise indemnity claims on MGF, Mr. Shravan Gupta and their group companies in respect of certain expenses/losses incurred by the Company. As per the terms of indemnity agreement(s), if MGF does not settle such indemnity claims within ten days from the date of receipt, the Company or its land owning subsidiaries may unilaterally settled such claims by, inter-alia, terminating the development rights of certain land parcel(s) which were earlier transferred to MGF pursuant to the Demerger order dated 16 July 2018. Pursuant to the above, the Company had raised various claims, which MGF had failed to settle. In view of the same, during the previous year, the Company and its land owning subsidiaries had enforced some of such indemnity claims, by way of cancellation of development rights over certain land parcel(s). The fair value of such land parcels was Rs. 2,250.00 million. In terms of the indemnity agreements, the development rights of such land parcel(s) vested with the Company. Accordingly, during the previous year, the Company had recognised inventory of Rs. 2,250.00 million and claim income of Rs. 2,020.44 million.

Against such termination, in November 2019, MGF had filed two petitions, under Section 9 of the Arbitration and Conciliation Act, 1996 before the Hon'ble Punjab and Haryana High Court (the 'High Court'). The High Court through its orders dated 28 November 2019 had directed that the parties shall not create third party rights on such land parcels over which the development rights were terminated by the subsidiaries of the Company and to maintain the corpus subject-matter of dispute in status-quo. The High Court further directed MGF to invoke the arbitration clause under the indemnity agreements and initiate the International Arbitration process. Thereafter, the Request for Arbitration ("RFA") was submitted by MGF in December 2019 to the International Court of Arbitration, International Chamber of Commerce ('ICC'), London. The RFA, inter-alia, requested for resolution of disputes by arbitration over various matters pertaining to demerger arrangement between the parties, including the said indemnity agreements. The Arbitral Tribunal has been constituted with the Company and MGF each nominating their arbitrators and both these arbitrators have appointed a third arbitrator who is acting as president for such arbitration proceedings seated in London.

In September 2020, MGF has filed its statement of claims and the Company shall file its response to the statement of claims and counter claims in due course. The matters are currently sub-judice before the Arbitral Tribunal.

During the six months ended 30 September 2020, on 7 April 2020, the Company had asked MGF to settle certain additional indemnity claims. However, on 21 April 2020, MGF had filed an Application for Temporary Restraining Order & Interim Measures (“TRO”) before the Arbitral Tribunal against the Company’s unilateral settlement such further indemnity claims. After hearing both the parties, vide its order dated 15 May 2020, the Arbitral Tribunal has dismissed MGFs TRO application and ordered that the Company should be free to exercise their contractual rights to enforce the security provided by MGF, by way of termination of development rights over certain land parcels, on the basis that damages will be an adequate remedy if the Company does so in breach of agreements. The Arbitral Tribunal further confirmed that, not only the Company may unilaterally settle indemnity claims raised vide its letter dated 7 April 2020, but the Company could also settle its claims of 17 September 2019, as it did against certain assets, and that there should be no restraint on alienation of the development rights in those assets. Accordingly, the order of the Punjab & Haryana High Court dated 28 November 2019 was superseded and discharged by Arbitral Tribunal Order.

Pursuant to the said Order of the Arbitral Tribunal dated 15 May 2020, the Company and its land owning subsidiaries have enforced additional indemnity claims of 7 April 2020, by way of termination of development rights over certain land parcel(s), having a value of Rs. 1,375.00 million and development rights of such land parcel(s) now vest with the Company.

- 10) The Hon’ble Supreme Court had, vide its judgment dated 9 August 2019 disposed of the bunch of writ petitions and has upheld the constitutional validity of provisions inserted by the Insolvency and Bankruptcy Code (Second Amendment) Act, 2018 (“Code”). As a result, the homebuyers continued to be considered as financial creditor for the purposes of the said Code. However, pursuant to the Insolvency and Bankruptcy Code (Amendment) Ordinance, 2019 promulgated on 28 December 2019, the said Code was amended to provide minimum thresholds in case of real estate projects, that if an allottee wants to initiate the insolvency process, the application should be filed jointly by at least 100 allottees of the same real estate project, or 10% of the total allottees under that project, whichever is less. After promulgation of the Ordinance, a number of homebuyers had approached the Hon’ble Supreme Court by filing writ petitions challenging the said provisions of Ordinance to be ultra vires the Constitution of India and in violation of Articles 14 and 21 (Fundamental Rights). The Supreme Court has recently issued notice to the Government in the matter and have stayed the proceedings before NCLT in the matters wherein amendment of petition as per Ordinance is required. The matter is currently sub-judice. Based on the developments and legal advice received, management is confident that no material liability will devolve in respect of Company matters pending before NCLT.
- 11) Exceptional items for the half year ended 30 September 2020 include:
 - a) Pursuant to indemnity agreement (and also following context of Note 9) signed between the Company, its ultimate holding company (Emaar Properties PJSC), MGF Developments Limited (MGF) and other parties, the Company has recognised Rs. 1,847.28 million as claim income from MGF in these financial results and has been disclosed as an exceptional item.
- 12) On 24 June 2020, the Company’s offices in New Delhi and Gurgaon were subjected to search and seizure operations conducted by the Enforcement Directorate under Section 17 in the Prevention of Money Laundering Act, 2002. During the search, the Enforcement Directorate took custody of certain documents/records of the Company and some of its subsidiaries. While Enforcement Directorate searched the offices of the Company, we understand that investigations is against MGF Group/Mr. Shravan Gupta, the former Managing Director of the Company. Mr. Shravan Gupta, who is no longer associated with the management or Board of the Company. Subsequently, the Enforcement Directorate has filed an application before the Adjudicating Authority, Prevention of Money Laundering, Delhi for retention of the seized documents and issued show cause notice to the Company. The matter is currently sub-judice before the Adjudicating Authority. As these proceedings are directed against MGF Group and the former managing director of the Company, the Company does not consider this matter to be material.
- 13) During the six months ended 30 September 2020, National Anti-Profiteering Authority (‘NAA’) passed orders alleging that the Company had undertaken profiteering activities on two projects, namely, Emerald Estate and Emerald Hills amounting to Rs. 133.57 million and Rs. 192.30 million respectively and therefore is liable to pass on such amount to its flat buyers together with interest thereon. The matter was contested on multiple grounds before the NAA including but not limited to, inconsistencies in calculation of profiteering by Director General of Anti-profiteering (‘DGAP’), non-consideration of actual benefit passed on to customers etc. but was rejected by NAA. The Company has already passed benefit of Rs. 75.11 million and Rs 110.42 million to various flats buyers in Emerald Estate and Emerald Hills respectively, however the fact was rejected by NAA while passing the above orders. Further, NAA has directed the DGAP to investigate the issue of passing on the benefit of additional input tax credit in respect of 24 other projects of the Company. Subsequently, the Company has filed writ petition against this said order before the Hon’ble High Court and is hopeful of a favorable outcome based on the legal advice.

- 14) During the six months ended 30 September 2020, the Board of Directors of the Company had approved Right Issue of 130,324,485 equity shares of Rs. 10 each at a premium of Rs. 1 per share, for an amount aggregating to Rs. 1,433,569,335 to the existing equity shareholders of the Company, in the proportion of 1 (One) equity share for every 1 (One) equity share held by them. Pursuant to the same, the Company has allotted 39,062,500 equity shares of Rs. 10 per share at a premium of Rs. 1 per share for an amount aggregating to Rs. 429,687,500.
- 15) The financial results are prepared in accordance with the recognition and measurement principles of Indian Accounting Standards as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- 16) The name of the Company has been changed from 'Emaar MGF Land Limited' to 'Emaar India Limited' as mentioned in 'Certificate of Incorporation pursuant to change of name' dated 7 October 2020 as issued by the Ministry of Corporate Affairs.
- 17) The Code of Social Security 2020 (Code), which received the Presidential Assent on 28 September 2020, subsumes certain laws relating to social security, post-employment employee benefits, including the Employee Provident Fund and Miscellaneous Provisions Act, 1952 and the Payment of Gratuity Act, 1972. The effective date of the Code is yet to be notified and related rules are yet to be framed. The impact of the change, if any, will be assessed and recognised post notification of the relevant provisions.
- 18) Previous period/year numbers have been regrouped/reclassified wherever considered necessary.

**For and on behalf of the Board of Directors
Emaar India Limited**

Sd/-
Hadi Mohd Taher Badri
Director

Sd/-
Ajay Munot
Chief Executive Officer

Sd/-
Sumil Mathur
Chief Financial Officer

Place: Gurugram
Date: 9 November 2020

Sd/-
Bharat Bhushan Garg
Company Secretary