

# EMERALD LEISURES LTD.

**CLUB e  
EMERALD**

Premier Leisure Club  
"Where Dreams Come Alive"

**CLUB EMERALD SPORTS COMPLEX**

**Regd. Off :** Plot No. 366/15, Swastik Park,  
Near Mangal Anand / Sushrut Hospital,  
off E. Express Highway, Chembur,  
Mumbai, 400 071. India.

**t :** +91 22 2526 5800

**m :** +91 91678 88900.

**e :** info@clubemerald.in

**w :** www.clubemerald.in

**CIN:** L74900MH1948PLC006791

Date: 9<sup>th</sup> November, 2023

To,  
The Department of Corporate Services,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai - 400001

Scrip Code: 507265 ; Scrip Symbol:- EMERALL

Subject: Outcome of Board Meeting held on today i.e. 9<sup>th</sup> November, 2023.

Dear Sir(s),

Pursuant to the Regulation 30 of Securities and Exchange Board of India (LODR) Regulations 2015, we are pleased to inform you that the Meeting of the Board of Directors of **Emerald Leisures Limited** held on today i.e. **Thursday, 9<sup>th</sup> September, 2023** at the registered office of the company at **Plot No.366/15, Club Emerald Swastik Park, Near Mangal Anand Hospital, Chembur, Mumbai, Maharashtra, 400071**. The Board transacted following items:

1. Approved the Un-audited Financial Result for the quarter & half year ended 30<sup>th</sup>September, 2023, Pursuant to Regulation 33 of SEBI (LODR) Regulations, 2015.
2. Approved the Limited Review Report on the Un-audited Financial Results for the quarter & half year ended 30<sup>th</sup>September, 2023.

The aforesaid Board Meeting commenced at 11:00 A.M. and concluded at 11:35 A.M.

You are requested to take this on your record and acknowledge the receipt.

Thanking You,  
Yours Faithfully

For Emerald Leisures Limited


Rajesh Motilal Loya  
Director  
DIN: 00252470

Encl: (a) Un-audited Financial Result for the quarter Ended September 30, 2023.

# EMERALD LEISURES LTD.

# CLUB<sup>e</sup> EMERALD

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## CLUB EMERALD SPORTS COMPLEX

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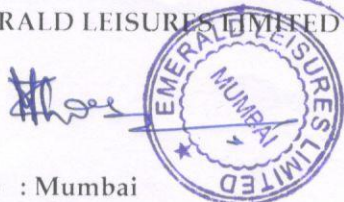
**CIN:** L74900MH1948PLC006791

STATEMENT OF ASSETS, EQUITY AND LIABILITIES			
(Rs. in lacs)			
PARTICULARS		As at 30-09-2023	As at 31-03-2023
		Un-Audited (Amount in Rs.)	Audited (Amount in Rs.)
<b>I</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-Current Assets</b>		
	(a) Property , Plant & Equipment	6385.03	6497.82
	(b) Capital work in progress	-	-
	(c) Financial Assets		
	(i) Investments	158.84	153.14
	(ii) Loans	-	-
	(iii) Other Financial Assets	33.84	30.87
	(d) Deferred tax assets (net)	-	-
	(e) Other non- current assets	41.25	43.84
	<b>Sub-Total - Non-Current Assets</b>	<b>6618.95</b>	<b>6725.67</b>
<b>2</b>	<b>Current Assets</b>		
	(a) Inventories	72.98	70.73
	(b) Financial Assets		
	(i) Trade receivables	81.51	96.18
	(ii) Cash and cash equivalents	45.23	40.73
	(iii) Bank Balances other than (ii) above	20.00	20.00
	(iv) Loans	2.54	3.35
	(v) Others (Advances)	1.91	8.89
	(c) Current Tax Assets	49.37	43.90
	(d) Other current assets	25.03	19.03
	<b>Sub-Total - Current Assets</b>	<b>298.57</b>	<b>302.81</b>
	<b>TOTAL - ASSETS</b>	<b>6917.53</b>	<b>7028.48</b>
<b>II</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>EQUITY</b>		
	(a) Equity Share Capital	250.31	250.31
	(b) Other equity	(7487.54)	(6978.66)
	<b>Sub-Total - Shareholders Funds</b>	<b>(7237.23)</b>	<b>(6728.35)</b>
<b>2</b>	<b>LIABILITIES</b>		
	<b>Non-Current Liabilities</b>		
	(a) Financial Liabilities		
	(i) Borrowings	4842.91	5027.68
	(ii) Other financial liabilities	743.71	723.52
	(b) Provisions	16.68	16.68
	<b>Sub-Total - Non-Current Liabilities</b>	<b>5603.30</b>	<b>5767.87</b>



<b>Current Liabilities</b>		
(a) Financial Liabilities		
(i) Borrowings	6717.67	6414.58
(ii) Trade Payables	-	-
Total outstanding dues of Micro Enterprises and Small Enterprises	-	-
Total outstanding dues other than Micro Enterprises and Small Enterprises	500.22	151.93
(iii) Other Financial Liabilities	198.22	342.54
(b) Other Current Liabilities	1129.52	1074.63
(c) Provisions	5.82	5.28
<b>Sub-Total - Current Liabilities</b>	<b>8551.45</b>	<b>7988.96</b>
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>6917.53</b>	<b>7028.48</b>

For and on behalf of the Board of Directors of  
EMERALD LEISURES LIMITED



Place : Mumbai  
Dated : 09/11/2023  
Rajesh M. Loya  
Director  
DIN : 00252470.

**EMERALD LEISURES LIMITED**

Registered Office: Club Emerald Sports Complex, Plot No. 366/15, Swastik Park,

Near Mangal Anand Hospital, Chembur, Mumbai 400 071

CIN: L74900MH1948PLC006791 Email: info@clubemerald.in . Website: www.clubemerald.com

**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2023**

(Rs. In Lakhs, except per share data)

Sr. No.	Particulars	Quarter Ended			Half Year ended		Year Ended
		30-09-2023	30-06-2023	30-09-2022	30-09-2023	30-09-2022	31-03-2023
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
<b>1</b>	<b>INCOME</b>						
	(a) Revenue from operations	317.705	400.286	289.326	717.991	650.328	1475.375
	(b) Other Income	3.408	4.471	4.415	7.879	5.043	13.215
	<b>Total Income</b>	<b>321.113</b>	<b>404.757</b>	<b>293.741</b>	<b>725.870</b>	<b>655.371</b>	<b>1488.590</b>
<b>2</b>	<b>EXPENSES</b>						
	(a) Cost of materials consumed	51.885	58.261	48.225	110.146	104.575	244.467
	(b) Purchase of stock-in trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(1.604)	(0.649)	(0.525)	(2.253)	(0.090)	3.396
	(d) Employee benefits expense	44.092	42.700	39.413	86.792	80.603	174.262
	(e) Finance cost	332.915	345.703	249.575	678.618	476.488	1284.957
	(f) Depreciation and amortisation expense	56.961	57.923	72.516	114.884	143.765	309.351
	(g) Other expenses	113.996	132.558	100.023	246.554	199.379	469.148
	<b>Total Expenses</b>	<b>598.245</b>	<b>636.496</b>	<b>509.227</b>	<b>1234.741</b>	<b>1004.720</b>	<b>2485.582</b>
<b>3</b>	<b>Profit / (Loss) before exceptional items and tax (1-2)</b>	<b>(277.132)</b>	<b>(231.739)</b>	<b>(215.486)</b>	<b>(508.871)</b>	<b>(349.349)</b>	<b>(996.992)</b>
<b>4</b>	Exceptional items	-	-	-	-	-	-
<b>5</b>	<b>Profit / (Loss) before tax (3-4)</b>	<b>(277.132)</b>	<b>(231.739)</b>	<b>(215.486)</b>	<b>(508.871)</b>	<b>(349.349)</b>	<b>(996.992)</b>
<b>6</b>	<b>Tax Expense</b>						
	(i) Current Tax	-	-	-	-	-	-
	(ii) Deferred Tax	-	-	-	-	-	17.206
<b>7</b>	<b>Profit / (Loss) for the period from continuing operations</b>	<b>(277.132)</b>	<b>(231.739)</b>	<b>(215.486)</b>	<b>(508.871)</b>	<b>(349.349)</b>	<b>(1014.198)</b>
<b>8</b>	<b>Profit / (Loss) for the period from discontinuing operations before tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



9	Tax expense of discontinuing operations	-	-	-	-	-	-
10	<b>Profit / (Loss) for the period from discontinuing operations after tax</b>	-	-	-	-	-	-
11	<b>Net Profit/ (Loss) for the Period (7+10)</b>	(277.132)	(231.739)	(215.486)	(508.871)	(349.349)	(1014.198)
12	<b>Other Comprehensive Income</b>						1.223
	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	1.223
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
13	<b>Total Comprehensive Income for the period comprising profit/(loss) and other comprehensive income for the period</b>	(277.132)	(231.739)	(215.486)	(508.871)	(349.349)	(1012.975)
14.	<b>Details of equity share capital</b> Paid-up equity share capital, equity share of Rs. 10/- each  Paid-up Equity share capital, face value of Rs.5/- each Face Value of Equity Share Capital	250.310 05.000	250.310 05.000	250.310 05.000	250.310 05.000	250.310 05.000	250.310 05.000
15	<b>Earnings per share (of Rs. 5/10/- each)</b> (a) Basic earnings/ (loss) per share (b) Diluted earnings/ (loss) per share	(5.536)	(4.629)	(4.304)	(10.165)	(6.978)	(20.234)
		(5.536)	(4.629)	(4.304)	(10.165)	(6.978)	(20.234)

For and on behalf of the Board of Directors of  
EMERALD LEISURES LIMITED



*Rajesh M. Loya*

Place : Mumbai  
Date: 09.11.2023

Rajesh M. Loya  
Director  
DIN : 00252470

**EMERALD LEISURES LIMITED**  
**CASH FLOW STATEMENT FOR THE QUARTER ENDED 30TH SEPTEMBER, 2023**

Particulars	For the Period ended 30 September, 2023		For the year ended 31 March, 2023	
<b>A. Cash flow from operating activities</b>				
Net Profit / (Loss) before extraordinary items and tax		(508.871)		(996.992)
<u>Adjustments for:</u>				
Fair value gain on investment	(5.696)		(8.686)	
Depreciation and amortisation	114.884		309.351	
(Profit) / loss on sale / write off of assets				
Finance costs - Loans	463.978		892.905	
Finance costs - Unwinding of membership deposit	56.023		103.657	
Finance costs - Unwinding of interest - pref. shares	158.617		288.395	
Liabilities / provisions no longer required written back	(0.603)		(0.987)	
Interest received	(1.579)		(1.934)	
Balances w/off	0.978	786.602	23.330	1606.031
Operating profit / (loss) before working capital changes		277.731		609.039
<u>Changes in working capital:</u>				
Adjustments for (increase) / decrease in operating assets:				
Inventories	(2.253)		3.396	
Trade receivables	14.669		(13.088)	
Short-term loans and advances	7.799		(5.828)	
Long-term loans and advances				
Other non current assets	(0.376)		25.844	
Other current assets	(12.451)		(29.512)	
Adjustments for increase / (decrease) in operating liabilities:				
Trade payables	348.286		(15.454)	
Other current liabilities	(88.829)		(899.238)	
Other non- current liabilities	(35.830)		(41.077)	
Provisions	0.546	231.561	4.997	(969.960)
		509.293		(360.921)
Cash flow from extraordinary items				
Cash generated from operations		509.293		(360.921)
Net income tax (paid) / refunds				
<b>Net cash flow from / (used in) operating activities (A)</b>		<b>509.293</b>		<b>360.921</b>
<b>B. Cash flow from investing activities</b>				
Capital expenditure on fixed assets, including capital advances				
Purchase of Fixed Assets	(2.100)		(12.813)	
Sale of Fixed Assets				
Investments in Bank Deposits	1.579		1.934	
Investments in Corporate Bond Funds	0.000		60.000	
<b>Net cash flow from / (used in) investing activities (B)</b>		<b>(0.521)</b>		<b>49.122</b>

*Handwritten signature*



<b>C. Cash flow from financing activities</b>			
Proceeds from Issue of Equity Share Capital/Share warrants			
Proceeds from long-term borrowings	(343.381)		(420.368)
Proceeds from other short-term borrowings	303.094		1628.853
Finance cost	(463.978)		(892.905)
<b>Net cash flow from / (used in) financing activities (C)</b>		<b>(504.265)</b>	<b>315.579</b>
<b>Net increase / (decrease) in Cash and cash equivalents (A+B+C)</b>		<b>4.507</b>	<b>3.780</b>
Cash and cash equivalents at the beginning of the year		40.727	36.947
Net Other Comprehensive (Expense)/Income			
<b>Cash and cash equivalents at the end of the year</b>		<b>45.233</b>	<b>40.727</b>

For and on behalf of the Board of Directors of  
EMERALD LEISURES LIMITED


Rajesh M. Loya  
Director  
(DIN: 00252470)

Place: Mumbai  
Date: 09/11/2023

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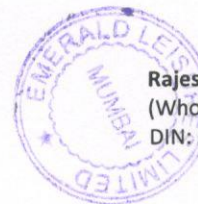
## Notes:

1. The above unaudited Financial Results for the Quarter ended 30<sup>th</sup> September 2023 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at its Meeting held on Thursday, the 09<sup>th</sup> day of November, 2023. The limited review of these financial results as required under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 has been carried out by the Statutory Auditors.
2. The unaudited financial results of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Accounting Standards) Rules 2015 as amended by the Companies (Indian Accounting Standards) (Amendment) Rules, 2016.
3. Figures for the previous period have been regrouped/re-arranged, wherever necessary.
4. Due to historical financial performance of the Company, the management performed detailed assessment as to whether there is any requirement for impairment of non-current financial assets of the Company as on March 31, 2023 as per Ind AS 36 – Impairment of Assets. For this purpose, the management obtained fair valuation report of the business for the purpose of computation of recoverable value of Cash Generating Unit (CGU) as per the requirement of Ind AS 36. Since the recoverable value of CGU is higher than the carrying cost and based on the evaluation of external and internal information available with the Company, the management believes that there is no requirement for impairment of non-current financial assets as on September 30, 2023 and therefore no material adjustment is required to the financial results for the quarter ended September 30, 2023.
5. The unaudited Financial Results for the Quarter ended 30<sup>th</sup> September 2023 would be uploaded and available for viewing in the Company's website [www.apteindia.com](http://www.apteindia.com) and also on the website of BSE Limited [www.bseindia.com](http://www.bseindia.com).

Date: 09/11/2023

Place: Mumbai

For Emerald Leisures Limited



*Rajesh Loya*  
**Rajesh Loya**  
(Whole time Director)  
DIN: 00252470



**Independent Auditors' Review Report**  
**on the unaudited quarterly financial results of Emerald Leisures Limited Pursuant to the**  
**Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
The Board of Directors of  
**Emerald Leisures Limited**  
Plot No. 366/15, Swastik Park,  
Near Mangal Anand Hospital,  
Off Eastern Express Highway,  
Chembur, Mumbai – 400 071

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of Emerald Leisures Limited (“ELL” or “the Company”) for quarter ended September 30, 2023 (“the Statement”) being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“Listing Regulations”).
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, 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes



us to believe that the accompanying Statement 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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

**Emphasis of Matter**

5. We wish to draw your attention to Note 4 to the unaudited financial results regarding impairment assessment of non-current financial assets performed by the Company. Based on the assessment performed, the management believes that there is no requirement for impairment of non-current financial assets as on September 30, 2023, and therefore no material adjustment is required to the financial results for the quarter ended September 30, 2023. Our opinion is not modified in respect of this matter.

For **P G BHAGWAT LLP**

Chartered Accountants

FRN: 101118W / W100682

Shriniwas

Shreeram Gadgil

Digitally signed by Shriniwas  
Shreeram Gadgil

Location: 400086

Date: 2023.11.09 11:40:20 +05'30'

Shriniwas Shreeram Gadgil

Partner

Membership Number: 120570



Place: Mumbai

Date: 9<sup>th</sup> November 2023

UDIN: 23120570BGUENI9396

## DISCLOSURE OF RELATED PARTY TRANSACTIONS FOR THE HALF YEAR ENDED 30<sup>TH</sup> SEPTEMBER, 2023 IN PURSUANCE WITH REGULATION 23(9) OF SEBI LODR (AMENDMENTS) REGULATION 2018

### RELATED PARTY DISCLOSURES

In accordance with the requirements of Indian Accounting Standard 24 i.e. "Related Party Disclosures" issued by the Institute of Chartered Accountants of India, the details of related party transactions are given below:

#### A. Related Parties (As identified by the Management In the Light of Requirements of Ind AS 24)

##### List of Related Parties with whom transaction have taken place

##### 1. Key Management Personnel

- (a) Rajesh Loya
- (b) Jashwant Mehta
- (c) Nikhil Mehta
- (d) Jaydeep Mehta
- (e') Chetan Mehta

##### 2. Other Related Parties

- (a) Dhvani Mercantile Private Limited
- (b) Juhu Resorts and Development Private Limited
- (c) Neptune Resorts & Developers Private Limited
- (d) Ahmednagar Finance Ltd.
- (e) Techno Equity Broking Private Limited
- (f) Techno Property Developers Private Limited
- (g) Juhu Tours & Travels Private Limited
- (h) Maneesh Taparia
- (i) Amit Vardhaman Shah
- (j) Techno Finvestrade (India) Private Limited
- (k) Techno Realtors Private Limited



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## B. Transaction with related parties during the period 30.09.2023:

Description	30th September, 2023		31st March, 2023	
	Key managerial personnel	Others	Key managerial personnel	Others
<b>Purchase of Services</b>				
- Juhu Resorts And Development Private Limited	-	-	-	0.21
<b>Interest Expense</b>				
- Dhvani Mercantile Private Limited	-	-	-	131.02
- Techno Property Developers Private Limited	-	-	-	9.82
- Techno Realtors Private Limited	-	-	-	19.52
- Neptune Resorts And Development Pvt Ltd	-	-	-	-
- Juhu Resorts And Development Private Limited	-	-	-	190.80
- Jashwant Bhaichand Mehta	-	-	27.33	-
- Chetan Jashwant Mehta	-	-	2.11	-
<b>Software AMC</b>				
- Techno Finvestrade (India) Private Limited	-	-	-	3.43
<b>Reimbursement of expenses paid</b>				
- Juhu Resorts And Development Private Limited	-	-	-	0.39
- Chetan Jashwant Mehta	-	-	0.32	-
- Nikhil Mehta	1.06	-	4.10	-
<b>Sitting fees to Independent Directors/Non-executive Directors</b>				
- Amit Vardhaman Shah	-	-	-	0.05
- Maneesh Taparia	-	-	-	0.04
- Gautam Shah	-	-	-	0.04
<b>Annual Membership Fees (Income)</b>				
- Amit Vardhaman Shah	-	0.14	-	0.14
<b>Loans / Inter Corporate Deposits received</b>				
- Dhvani Mercantile Private Limited	-	261.75	-	1,989.15
- Techno Property Developers Private Limited	-	-	-	113.50
- Techno Realtors Private Limited	-	-	-	651.65
- Juhu Resorts And Development Private Limited	-	-	-	786.15
- Jashwant Bhaichand Mehta	92.25	-	275.03	-



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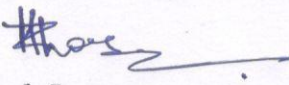
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- Chetan Jashwant Mehta	-	-	25.00	-
<b>Repayment of Loans / Inter corporate deposits received</b>				
- Dhvani Mercantile Private Limited	-	85.25	-	1,147.15
- Techno Property Developers Private Limited	-	-	-	393.50
- Techno Realtors Private Limited	-	15.00	-	919.65
- Neptune Resorts And Development Pvt Ltd	-	-	-	-
- Jashwant Bhaichand Mehta	-	-	0.03	-
<b>Outstanding Balances</b>				
<b>Loans / Inter corporate deposits from related parties</b>				
- Dhvani Mercantile Private Limited	-	1,729.50	-	1,553.00
- Techno Property Developers Private Limited	-	-	-	-
- Techno Realtors Private Limited	-	-	-	15.00
- Juhu Resorts And Development Private Limited	-	2,020.40	-	2,020.40
- Neptune Resorts And Development Pvt Ltd	-	-	-	-
- Jashwant Bhaichand Mehta	479.75	-	387.50	-
- Chetan Jashwant Mehta	25.00	-	25.00	-
<b>Interest payable on inter corporate deposits</b>				
- Dhvani Mercantile Private Limited	-	-	-	117.92
- Techno Property Developers Private Limited	-	-	-	8.84
- Techno Realtors Private Limited	-	-	-	17.57
- Neptune Resorts And Development Pvt Ltd	-	-	-	-
- Juhu Resorts And Development Private Limited	-	171.72	-	171.72
- Jashwant Bhaichand Mehta	24.60	-	24.60	-
- Chetan Jashwant Mehta	1.90	-	1.90	-

Thanking You  
Yours Faithfully

For Emerald Leisures Ltd.

  
Rajesh Loya  
Director  
DIN: 00252470

