

**INDEPENDENT AUDITOR'S REPORT****TO THE MEMBERS OF  
APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED****Report on the Audit of the Financial Statements****Opinion**

We have audited the accompanying financial statements of Apeejay Hotel & Restaurants Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, the Profit & total comprehensive Income, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

**NOIDA :- D-26, 2nd Floor, Sector - 3, Noida - 201301 (Uttar Pradesh), Ph. No. : 0120-4593360, 0120-4593361****DELHI :- Flat No.-9B, 45 Friends Colony East, New Delhi 110065****MUMBAI :- 104, Building No. B69, Nitin Shanti Nagar CHSL, Shanti Nagar, Sector - I, Mira Road East, Dist. - Thane, Mumbai - 401107****HYDERABAD :- Mangalgiri Vinaygar Apartments, Flat No. - 202, 8-2-616/3/E/2, Road No. 10 Banjara Hills, Pin - 500034****JAIPUR :- B-269, Janta Colony, Jaipur-302004, Ph. : 0141-2601727**



### **Information Other than the Financial Statements and Auditor's Report Thereon**

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report but does not include the financial statements and our Auditor's Report thereon. The other information as identified above is expected to be made available to us after the date of this Auditor's Report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report the fact. We have nothing to report in this regard.

### **Management's Responsibility for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is





not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in

- (i) planning the scope of our audit work and in evaluating the results of our work; and
- (ii) to evaluate the effect of any identified misstatements in the financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with





relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

#### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in **Annexure '1'** our report on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit we report that:
  - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books and proper returns adequate for the purposes of our audit have been received.
  - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account and with the returns received.
  - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with the relevant rules issued thereunder;
  - (e) On the basis of the written representations received from the directors as on March 31, 2023, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023, from being appointed as a director in terms of Section 164 (2) of the Act.;
  - (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the company and the operating effectiveness of such controls, does not apply to the company vide notification dated 13th June 2017 (G.S.R. 583(E)) issued by Ministry of Corporate Affairs.
  - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, As this is a Private Limited Company hence the provisions of section 197 are not applicable to the Company.
  - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
    - i) The Company does not have any pending litigations as on 31st March, 2023, hence there is no impact of pending litigations on its financial position in its financial statement on that date
    - ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.





## **'ANNEXURE - 1' TO THE AUDITORS REPORT**

The Annexure referred to in our Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2023, we report that:

- i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:
  - a. (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.
  - (B) The Company has maintained proper records showing full particulars of intangible assets.
  - b. The Company has a program of physical verification of Property, Plant and Equipment and right-of-use assets so to cover all the assets once every three years which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain Property, Plant and Equipment were due for verification during the year and were physically verified by the Management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
  - c. Based on our examination of the property tax receipts and lease agreement for land on which building is constructed, registered sale deed / transfer deed / conveyance deed provided to us, we report that, the title in respect of self-constructed buildings and title deeds of all other immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the financial statements included under Property, Plant and Equipment are held in the name of the Company as at the balance sheet date.
  - d. The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the year.
  - e. No proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii.
  - a. As explained to us, the inventory of the Company has been physically verified during the year by the Management. In our opinion the frequency of such verification is reasonable, and no discrepancies of 10% or more in the aggregate for any class of inventories were not noticed on such verification.
  - b. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees in aggregate from banks and financial institutions on the basis of security of current assets at any point of time of the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. In our opinion and according to the information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Act.





- Accordingly, paragraph 3(iii) of the Order is not applicable to the company.
- iv. The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees, and securities provided, as applicable.
  - v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.
  - vi. As order made by Central Government for maintenance of cost records under Section 148(1) of the Act, Company does not exceed the limit as specified in Companies (Cost Records and Audit) Rules, 2014 hence reporting under clause(vi) of the Order is not applicable.
  - vii.
    - a. According to the information and explanations given to us and on the basis of examination of the records of the Company examined by us, in our opinion, the Company has generally been regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-tax, Sales-tax, Service tax, Goods and Service Tax, Customs duty, Excise duty, Value added tax, cess and other material statutory dues as applicable, with the appropriate authorities. According to the information and explanations are given to us, no undisputed amounts payable in respect of the above items were in arrears as at 31 March, 2023 for a period exceeding six months from the date they became payable.
    - b. According to the information and explanation given to us and the records of the Company examined by us, there is no such disputes of dues of Income-Tax, Sales Tax, Service Tax, Customs Duty, Excise duty, Value added tax as at March 31, 2023.
  - viii. As per the information and explanations given to us and tests performed by us there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
  - ix.
    - a. The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
    - b. The company has not been declared a willful defaulter by any bank or financial institution or other lenders.
    - c. The term loans were applied for the purpose for which the loans were obtained, and there was no diversion of the amount of loan and the purpose for which it was used.
    - d. Funds raised on short term basis, have not been utilized for the long-term purposes.
    - e. The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates, or joint ventures, hence, the clause 3(ix)(e) is not applicable.
    - f. The company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures, or associate companies, hence, the clause 3(ix)(f) is not applicable.
  - x.
    - a. The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting





- under clause 3(x)(a) of the Order is not applicable.
- b. During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- xi.
- a. No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- b. No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c. No whistleblower complaints were received by the Company during the year and upto the date of this report.
- xii. The Company is not a Nidhi Company and hence, reporting under clause (xii) of the Order is not applicable.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties, and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv.
- a. In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- xv. In our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- xvi.
- a. In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- b. the company has not conducted any Non-Banking Financial or Housing Finance activities, hence, reporting under clause 3(xvi)(b) of the Order is not applicable.
- c. In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly, reporting under clause 3(xvi) (c & d) of the Order is not applicable.
- xvii. The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors of the Company during the year.
- xix. On the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any





- iii) There were no amounts which were required to be transfer any amount to the Investor Education and Protection Fund by the company during the year.
- iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested ( either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b)The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 1 l(e), as provided under (a) and (b) above, contain any material misstatement.
- (d) The Company has neither proposed nor paid any dividend for the financial year, hence this sub-rule is not applicable .
- (v) Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable with effect from April 1, 2023 to the Company, which are companies incorporated in India, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

Place: Kolkata  
Date: 11<sup>th</sup> July, 2023

For B M Chatrath & Co LLP  
Chartered Accountants  
FRN: 301011E/ E300025



Priya Agarwal  
Partner  
Membership Number:303874  
UDIN- 23303874BGTXIE6518





assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xx. The provision of CSR under sub section (1) of Section 135 of companies Act 2013 are not applicable to the company ,hence reporting under clause(xx) of the Order is not applicable.

Place: Kolkata  
Date: 11<sup>th</sup> July, 2023



For B M Chatrath & Co LLP  
Chartered Accountants  
FRN: 301011E/ E300025

A handwritten signature in blue ink, appearing to read "Priya Agarwal".

Priya Agarwal  
Partner  
Membership Number- 303874  
UDIN – 23303874BGTXIE6518



**APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED**  
BALANCE SHEET AS AT MARCH 31, 2023

		Amount in Rs '000	
Particulars	Note No.	As at 31 March, 2023	As at 31 March, 2022
<b>I. ASSETS</b>			
<b>1. Non-current assets</b>			
(a) Property, Plant & Equipment	2	50,744.40	53,514.81
(b) Intangible assets	3	551.89	892.62
(c) Right to use asset	3A	48,800.47	49,245.88
(d) Income tax assets (Net)	4	487.11	2,779.51
(e) Deferred tax assets (net)	5	4,481.88	8,678.71
		<b>1,05,065.75</b>	<b>1,15,111.52</b>
<b>2. Current assets</b>			
(a) Inventories	6	4,139.14	3,590.07
(b) Financial assets			
(i) Trade receivables	7	4,948.24	4,706.50
(ii) Cash and cash equivalents	8	28,562.38	21,715.93
(iv) Other financial assets	9	345.00	100.00
(c) Other current assets	10	13,448.18	7,031.40
		<b>51,442.94</b>	<b>37,143.88</b>
<b>Total Assets</b>		<b>1,56,508.69</b>	<b>1,52,255.40</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>1. Equity</b>			
(a) Equity share capital	11	100.00	100.00
(b) Other equity	12	22229.33	(227.82)
<b>Total equity</b>		<b>22329.33</b>	<b>(127.82)</b>
<b>2. Liabilities</b>			
<b>Non-current liabilities</b>			
(a) Financial liabilities			
(i) Lease Liabilities	13	52,446.67	56,930.10
(ii) Borrowings	14	-	750.67
(b) Provisions	15	2,262.02	1,875.75
		<b>54,708.69</b>	<b>59,556.53</b>
<b>Current liabilities</b>			
(a) Financial liabilities			
(i) Lease Liabilities	16	7,741.71	5,355.80
(ii) Borrowings	17	750.67	2,366.26
(iii) Trade payables			
Total outstanding dues of micro enterprises and small enterprises	18	241.76	688.54
Total outstanding dues of creditors other than micro enterprises and small enterprises		62,653.49	58,727.88
(v) Other financial liabilities	19	2,401.27	3,378.02
(b) Provisions	20	897.09	627.34
(c) Other current liabilities	21	4,784.67	21,682.85
		<b>79,470.66</b>	<b>92,826.69</b>
<b>Total Liabilities</b>		<b>1,34,179.35</b>	<b>1,52,383.22</b>
<b>Total Equity and Liabilities</b>		<b>1,56,508.69</b>	<b>1,52,255.40</b>

Corporate Information & summary of significant accounting policies

The accompanying notes are an integral part of the financial statements.

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As per our report of even date

For B M CHATRATH & CO LLP

Chartered Accountants

ICAI Firm Registration Number: 301011E/E300025

Priya Agarwal

Partner

Membership No. : 303874

Kolkata

Date : 11-07-2023



For and on behalf of Board of Directors of  
Apeejay Hotels & Restaurants Pvt. Ltd.

Vijay Dewan  
Director  
(DIN: 00051164)

Atul Khosla  
Director  
(DIN: 01009784)



**APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED**  
**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2023**

Amount in Rs'000

Particulars	Note No.	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
<b>I. INCOME</b>			
Revenue from contracts with customers	22	1,77,061.11	1,09,008.67
Other income	23	206.38	203.39
<b>Total Income</b>		<b>1,77,267.49</b>	<b>1,09,212.06</b>
<b>II. EXPENSES</b>			
Consumption of provision, beverages, wine/liquor and smokes	24	13,931.51	10,500.14
Employee benefits expenses	25	24,187.05	13,022.58
Finance costs	26	5,876.56	7,669.85
Depreciation and amortisation expense	27	17,362.86	16,282.20
Other expenses	28	84,558.35	64,478.38
<b>Total Expenses</b>		<b>1,45,916.32</b>	<b>1,11,953.16</b>
<b>III. Profit before tax</b>		<b>31,351.17</b>	<b>(2,741.10)</b>
<b>IV. Tax expense / (credit)</b>	29		
Current Tax		4,700.00	-
Deferred Tax Charge		4,196.10	(3,557.9)
<b>V. Profit for the period</b>		<b>22,455.07</b>	<b>816.80</b>
<b>VI. Other Comprehensive Income / (Loss)</b>			
- Remeasurement of defined benefit obligations		2.81	(18.50)
- Income tax effect on above		(0.73)	4.81
<b>VII. Total Comprehensive Income / (Loss) for the year</b>		<b>22,457.15</b>	<b>803.11</b>
<b>-Earning Per Share (Basic)</b>	29A	<b>2,245.51</b>	<b>81.68</b>
<b>-Earning Per Share (Diluted)</b>		<b>2,245.51</b>	<b>81.68</b>
Corporate information & summary of significant accounting policies	1		
The accompanying notes are an integral part of the financial statements.	2-45		

As per our report of even date  
For B M CHATRATH & CO LLP  
Chartered Accountants  
ICAI Firm Registration Number: 301011E/E300025

Priya Agarwal  
Partner  
Membership No. : 303874  
Kolkata,  
Date : 11-07-2023



For and on behalf of Board of Directors of Apeejay  
Hotels & Restaurants Pvt. Ltd.

Vijay Dewan  
Director  
(DIN: 00051164)

Atul Khosla  
Director  
(DIN: 01009784)



**APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED**  
Statement of Changes in Equity for the year ended 31 March 2023

**a. Equity Share Capital**

Equity Shares of 10/- each,	Number of Shares	Value of Shares
Balance As At 1st April'2021	10	100
Add / (Less): Changes in Equity Share Capital during the year	-	-
Balance As At 1st April'2022	10	100
Add / (Less): Changes in Equity Share Capital during the year	-	-
Balance As At 1st April'2023	10	100

**b. Other Equity**

	Retained Earnings	Remeasurement of defined benefit obligation through Other Comprehensive Income	TOTAL
Balance as at 31st March, 2021	(1,100.27)	69.34	(1,030.93)
Profit/ (Loss) for the year	816.80	-	816.80
Other Comprehensive Income	-	(13.69)	(13.69)
Dividends Paid	-	-	-
Balance as at 31st March, 2022	(283.47)	55.66	(227.82)
Profit/ (Loss) for the year	22,455.07	-	22,455.07
Other Comprehensive Income	-	2.08	2.08
Dividends Paid	-	-	-
Balance as at 31st March, 2023	22,171.60	57.74	22,229.33

Corporate information & summary of significant accounting policies (Refer note 1)  
The accompanying notes are an integral part of the financial statements.

As per our report of even date  
For B M CHATRATH & CO LLP  
Chartered Accountants  
ICAI Firm Registration Number: 301011E/E300025

Priya Agarwal  
Partner  
Membership No. : 303874  
Kolkata  
Date : 11-07-2023



For and on behalf of Board of  
Directors of Apeejay Hotels &

Vijay Dewan  
Director  
(DIN: 00051164)

Atul Khosla  
Director  
(DIN: 01009784)



APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED		
STATEMENT OF CASH FLOWS FOR YEAR ENDED MARCH 31, 2023		
	Amount in Rs(000)	Amount in Rs(000)
Particulars	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before tax	31,351.17	(2,741.10)
Adjustments to reconcile profit before tax to net cash flows		
Depreciation and amortisation expenses	17,362.86	16,282.20
Finance costs	5,876.56	7,669.85
Bad Debt written off	641.13	4,236.73
	<b>55,231.72</b>	<b>25,447.68</b>
Changes in working capital:		
(Increase)/Decrease in trade receivables	(882.88)	(1,134.72)
(Increase)/Decrease in other financial asset	(245.00)	2.00
(Increase)/Decrease in inventories	(549.07)	(31.96)
(Increase)/Decrease in other current assets	(6,416.78)	4,237.04
Increase/(Decrease) in trade payables	3,478.83	1,194.06
Increase/(Decrease) in provisions	658.83	19.33
Increase/(Decrease) in Financial Liabilities	(976.76)	339.02
(Decrease) in Other liabilities	(16,898.18)	13,706.36
	<b>(21,831.00)</b>	<b>18,331.13</b>
Income tax paid	(2,407.62)	(500.00)
<b>Net cash flows generated from operating activities (A)</b>	<b>30,993.09</b>	<b>43,278.81</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Property, Plant & Equipment / Intangible assets	(9,400.18)	(17,715.09)
<b>Net cash used in investing activities (B)</b>	<b>(9,400.18)</b>	<b>(17,715.09)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from Long Term Borrowings	-	-
Repayment of non-current borrowings	(750.67)	(831.27)
Proceeds from current borrowings (net)	(1,615.58)	(22,436.81)
Payment of lease liabilities	(12,210.96)	(10,000.00)
Finance costs paid	(169.24)	(3,135.62)
<b>Net cash used in financing activities (C)</b>	<b>(14,746.46)</b>	<b>(36,403.70)</b>
<b>NET INCREASE / (DECREASE) IN CASH AND BANK BALANCE (A+B+C)</b>	<b>6,846.45</b>	<b>(10,839.98)</b>
Add: Cash and equivalent at the beginning of the Period	21,715.93	32,555.91
<b>Cash and equivalent at the end of the Period</b>	<b>28,562.38</b>	<b>21,715.93</b>
<b>Cash and cash equivalent as per above comprises of (Refer note 8)</b>		
Cash on hand	302.41	821.34
Foreign Currency in hand	-	50.44
Balances with Banks - In current accounts	28,259.97	20,844.15
	<b>28,562.38</b>	<b>21,715.93</b>

**Non-cash financing and investing activities**

Acquisition of Right-of-use assets

4,406.12

Refer Note 14.1 for Change in liabilities arising from financing activities.

The accompanying notes are an integral part of these interim financial statements

The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in Ind AS - 7 "Statements of Cash Flow"

As per our report of even date  
For B M CHATRATH & CO LLP  
Chartered Accountants

ICAI Firm Registration Number: 301011E/E300025

Priya Agarwal

Partner

Membership No. : 303874

Kolkata,

Date : 11-07-2023



For and on behalf of Board of Directors of  
Apeejay Hotels & Restaurants Pvt. Ltd.

Vijay Dewan  
Director  
(DIN: 00051164)

Atul Khosla  
Director  
(DIN: 01009784)



NOTE 2 - PROPERTY, PLANT AND EQUIPMENT

	Plant and equipment	Electrical Installation	Kitchen Equipment	Computer	Furniture and fixtures	Vehicles	Total
<b>Gross Block</b>							
Balance as at 31 March, 2021	4,462.27	12,016.78	11,789.88	2,502.77	20,828.67	4,326.74	55,936.30
Additions during the period	2,749.87	1,366.30	9,761.18	-	3,847.73	-	17,715.08
Disposals during the period	-	-	-	-	-	-	-
Balance as at 31 March, 2022	7,212.14	13,383.08	21,550.26	2,502.77	24,676.40	4,326.74	73,651.36
Additions during the period	1,570.23	-	2,884.44	-	576.93	-	5,031.59
Disposals during the period	-	-	-	-	-	-	-
Balance as at 31 March, 2023	8,782.37	13,383.08	24,434.70	2,502.77	25,253.33	4,326.74	78,682.98
<b>Accumulated Depreciation</b>							
Balance as at 31 March, 2021	280.90	656.20	6,024.17	920.09	2,518.55	1,170.59	11,641.51
Depreciation charge during the period	350.59	681.29	5,045.85	417.13	1,479.37	540.84	8,495.07
Disposals during the period	-	-	-	-	-	-	-
Balance as at 31 Mar, 2022	631.49	1,337.49	11,140.02	1,337.22	3,998.92	1,711.43	20,135.65
Depreciation charge during the period	376.09	669.15	4,194.93	417.13	1,603.05	540.84	7,801.99
Disposals during the period	-	-	-	-	-	-	-
Balance as at 31 March, 2023	1,008.38	1,986.64	15,334.94	1,754.35	5,601.97	2,252.27	27,936.58
<b>Net Block</b>							
Balance as at 31 Mar, 2022	6,580.65	12,065.59	10,410.24	1,165.54	20,677.48	2,615.31	53,514.81
Balance as at 31 March, 2023	7,773.99	11,396.44	9,099.76	748.42	19,651.36	2,074.46	50,744.40

Asset Category	Estimated Useful Life (In years) as per Schedule II	Estimated Useful Life (In years) as per technical assessment
Plant & Equipment and Electrical Installation	15	20
Office Equipment	5	6
<b>Buildings :</b>		
General	60	100
<b>Furniture &amp; Fixtures :</b>		
General	10	15-20
Used in hotels and restaurants	8	15-20
<b>Vehicles :</b>		
General	10	8
Used in business of running them on hire	6	8
<b>Computers :</b>		
Servers and networks	6	3
Desktops & Laptops	3	6
Kitchen Equipment	6	6
Crockery & Cutlery (inc. in Kitchen Equipment)	3	3

Kitchen Equipment Includes Crockery & Cutlery and it will depreciate over 6 Years and 3 years respectively.





**APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS AS AT 31 March 2023**

**NOTE 3 - OTHER INTANGIBLE ASSETS**

	Amount in Rs '000
	<b>Computer Software</b>
<b>Gross Block</b>	
Balance as at 31 March , 2021	2,457.22
Additions during the period	-
Disposals during the period	-
Balance as at 31 March , 2022	2,457.22
Additions during the period	167.80
Disposals during the period	-
Balance as at 31 March , 2023	2,625.02
<b>Accumulated Amortisation</b>	
Balance as at 31 March , 2021	1,073.16
Depreciation charge during the period	491.44
Disposals during the period	-
Balance as at 31 March , 2022	1,564.60
Depreciation charge during the period	508.52
Disposals during the period	-
Balance as at 31 March , 2023	2,073.12
<b>Net block</b>	
Balance as at 31 March , 2022	892.62
Balance as at 31 March , 2023	551.89

**Note:**

**Amortisation method**

Computer software are amortized on a straight line basis over estimated useful life of five years from the date of capitalisation.

**NOTE 3A . RIGHT OF USE ASSETS**

	Amount in Rs '000
<b>Particulars</b>	
Balance as at 31 March , 2021	71,132.93
Additions during the period	-
Disposals during the period	-
Balance as at 31 March , 2022	71,132.93
Additions during the period	8,606.91
Disposals during the period	-
Balance as at 31 March , 2023	79,739.83
<b>Accumulated Amortisation</b>	
Balance as at 31 March , 2021	14,591.37
Additions during the period	7,295.68
Disposals during the period	-
Balance as at 31 March , 2022	21,887.05
Additions during the period	9,052.31
Disposals during the period	-
Balance as at 31 March , 2023	30,939.36
<b>Net block</b>	
Balance as at 31 March , 2022	49,245.88
Balance as at 31 March , 2023	48,800.47





**APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS AS AT 31 March 2023**

**1 Corporate Information**

Apeejay Hotels & Restaurants Private Limited (the 'Company') is a private Limited company domiciled in India and is incorporated in India under the provisions of the Companies Act, 2013 (the Act). Its shares are not listed on any stock exchanges. The registered office of the Company is located at 17, Park Street, Kolkata, West Bengal, India, 700016.

The Company is primarily engaged in the business of owning, operating and managing hotels.

**2 Basis of preparation of financial statements**

The financial statements of the Company for the twelve months have been prepared in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act., read with the Companies (Indian Accounting Standards) Rules, 2015, as amended (from time to time) and other relevant provisions of the Act.

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and derivative financial instruments which are measured at fair values as below:

- i) certain financial assets and liabilities measured at fair value;
- ii) defined benefit plans – plan assets measured at fair value;

**2.1 Summary of significant accounting policies**

**(a) Current versus Non-current Classification**

The company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- i) Expected to be realised or intended to be sold or consumed in normal operating cycle of the company
- ii) Held primarily for the purpose of trading,
- iii) Expected to be realised within twelve months after the reporting period, or
- iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

A liability is current when:

- i) it is expected to be settled in the normal operating cycle,
- ii) it is held primarily for the purpose of trading,
- iii) it is due to be settled within twelve months after the reporting period, or
- iv) there is no unconditional right to defer settlement of the liability for at least twelve months after the reporting period.

The Company classified all other liabilities as non-current.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle.

**(b) Revenue Recognition**

Revenue is recognised when it is probable that the economic benefits will flow to the Company and it can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government. The company applies the revenue recognition criteria to each separately identifiable component of the revenue transaction as set out below:

**(i) Revenue from sale of services:**

- Revenue from room rentals, sale of food and beverages and other allied services related to hotel operations is recognised when the services are rendered and the same becomes chargeable.
- Revenue from hotel operations and related services is recognised net of discounts and sales related taxes in the period in which the services are rendered. The Company collects service tax, value added tax (VAT) and luxury tax (now collectively subsumed into GST w.e.f. July 1, 2017) on behalf of the government, and therefore, these are not economic benefits flowing to the Company.

**(ii) Interest Income:**

Interest income is recorded on accrual basis using the effective interest rate (EIR) method. For all debt instruments measured either at amortised cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortised cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

**(c) Foreign currencies**

**(i) Functional and Presentation Currency**

The standalone financial statements are presented in Indian Rupee ('INR' or 'Rs'), which is the Company's functional and presentation currency.

**(ii) Transactions and balances**

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the statement of profit and loss, within finance costs. All other foreign exchange gains and losses are presented in the statement of profit and loss on a net basis within other income/ other expense.

Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

**(d) Taxes**

**(i) Current income tax**

Tax expense recognized in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.





Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date, where the company operates and generates taxable income.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(ii) **Deferred tax**

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future
- Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except

When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss

In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

(e) **Property, Plant and Equipment**

**Recognition and initial measurement:**

All items of property, plant and equipment are stated at deemed cost (fair value as at transition date) less accumulated depreciation, impairment loss, if any. Deemed cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefit is associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to the statement of profit and loss during the reporting period in which they are incurred.

Capital work-in-progress comprises the cost of property, plant and equipment that are not yet ready for their intended use on the reporting date and materials at site.

**Subsequent measurement (Depreciation methods, estimated useful lives and residual value):**

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment is provided on a straight-line basis, computed on the basis of useful lives (as set out below) prescribed in Schedule II to the Companies Act, 2013:

The Company, based on technical assessment made by technical expert and management estimate, depreciates certain property, plant and equipment, over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Asset Category	Estimated Useful Life (in years) as per Schedule II	Estimated Useful Life (in years) as per technical assessment
Plant & Equipment and Electrical Installation	15	20
Furniture & Fixtures :		
General	10	15-20
Used in hotels and restaurants	8	15-20
Vehicles :		
General	10	8
Used in business of running them on hire	6	8
Computers :		
Servers and networks	6	3
Desktops & Laptops	3	6
Kitchen Equipment	6	6
Crockery & Cutlery	3	3

Depreciation on deemed cost of other property, plant and equipment (except land) is provided on pro rata basis on straight line method based on useful lives specified in Schedule II to the Companies Act, 2013.

The useful lives, residual values and method of depreciation of property plant and equipment are reviewed and adjusted, if appropriate at the end of each reporting period.





(f) **Intangible Assets**

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

The useful lives of intangible assets (Computer software) are assessed as either finite or indefinite.

Computer Software for internal use, which is primarily acquired from third party vendors, is capitalised. Subsequent costs associated with maintaining such software are recognised as expense as incurred. Cost of software includes license fees and cost of implementation / system integration services, where applicable.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

Intangible assets with finite lives are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

**Amortisation method**

Computer software are amortized on a straight line basis over estimated useful life of five years from the date of capitalisation.

(g) **Impairment of non-financial assets:**

At each reporting date, the company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. If any such indication exists, the company estimates the recoverable amount of the asset. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the statement of profit and loss.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used.

Impairment losses are recognised in Statement of Profit and Loss.

(h) **Investment in Subsidiaries and Joint Venture**

A subsidiary is an entity that is controlled by the Company. The Company controls its subsidiary when the subsidiary is exposed, or has rights, to variable returns from its involvement with the subsidiary and has the ability to effect those returns through its power over the subsidiary.

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The considerations made in determining whether significant influence or joint control are similar to those necessary to determine control over the subsidiaries.

Investments in Subsidiaries are stated at cost less provision for impairment loss, if any. Investments are tested for impairment wherever event or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the carrying amount of investments exceeds its recoverable amount.

(i) **Investment and other financial assets (other than Investment in Subsidiary and Joint Ventures)**

- **Initial recognition and measurement :**

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

- **Subsequent measurement :**

For purposes of subsequent measurement, financial assets are classified in four categories:

Debt instruments at amortised cost

Debt instruments at fair value through other comprehensive income (FVTOCI)

Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)

Equity instruments measured at fair value through other comprehensive income (FVTOCI)

(i) **Debt instruments at amortised cost:** A financial asset is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.





(ii) **Debt instruments at FVOCI** - A 'debt instrument' is classified as at the FVOCI if both of the following criteria are met:

- The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- The asset's contractual cash flows represent SPPI

Debt instruments included within the FVOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the company recognizes interest income, impairment losses and reversals and foreign exchange gain or loss in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to Statement of Profit and Loss. Interest earned whilst holding FVOCI debt instrument is reported as interest income using the EIR method.

(iii) **Debt instrument at FVTPL** - FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVOCI, is classified as at FVTPL.

In addition, the company may elect to designate a debt instrument, which otherwise meets amortized cost or FVOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The company has not designated any debt instrument as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

(iv) **Equity investments** - Investments in equity instruments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

#### - Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure.

Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, trade receivables and bank balance.

Financial assets that are debt instruments and are measured as at FVOCI.

Loan commitments which are not measured as at FVTPL.

Financial guarantee contracts which are not measured as at FVTPL.

The company follows 'simplified approach' for recognition of impairment loss allowance on:

Trade receivables or contract revenue receivables; and All lease receivables resulting from transactions within the scope of Ind AS 17.

The application of simplified approach does not require the company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss (P&L).

#### - Derecognition of financial assets

A financial asset is derecognised when

- The rights to receive cash flows from the asset have expired or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the company has transferred substantially all the risks and rewards of the asset, or (b) the company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the company continues to recognise the transferred asset to the extent of the company's continuing involvement. In that case, the company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the company could be required to repay.

#### (j) Fair value Measurement

The Company measures its financial instruments such as derivative instruments, etc at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved for valuation of significant assets, such as properties and unquoted financial assets. Valuers are selected based on market knowledge, reputation, independence and whether professional standards are maintained. For other assets management carries out the valuation based on its experience, market knowledge and in line with the applicable accounting requirements.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes:

- Quantitative disclosures of fair value measurement hierarchy
- Investment in unquoted equity share
- Financial instruments (including those carried at amortised cost)





(k) **Inventories :**

Inventories are valued at the lower of cost and net realisable value.

Costs incurred in bringing each product of Raw material to its present location and condition includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on first in, first out basis.

Initial cost of inventories includes the transfer of gains and losses on qualifying cash flow hedges, recognised in OCI, in respect of the purchases of raw materials.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

(l) **Derivative Instruments :**

The Company enters into certain derivative contracts to hedge risk which are not designated as hedges.

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period with changes included in other income / other expense.

The Company uses derivative financial instruments such as forward exchange contracts, currency swaps, interest rate swap, option etc. to hedge its risks associated with foreign currency fluctuations and movements in interest rates relating to the underlying transactions, highly probable forecast transactions and firm commitments.

In respect of Forward Exchange Contracts with underlying transactions, the premium or discount arising at the inception of such contract is amortised as expense or income over the life of contract. Other Derivative contracts outstanding at the Balance Sheet date are marked to market and resulting loss, if any, is recognized for in the Statement of Profit and Loss.

Any profits or losses arising on cancellation of derivative instruments are recognised as income or expenses for the period.

(m) **Cash and cash equivalents :**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

(n) **Financial Liabilities :**

*Initial recognition and measurement*

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. The Company's financial liabilities include trade and other payables, security deposits, loans and borrowings and other financial liabilities.

*Subsequent measurement*

Subsequent to initial recognition, the measurement of financial liabilities depends on their classification, as described below:

**Financial liabilities at fair value through profit or loss**

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/losses attributable to changes in own credit risk are recognized in OCI. These gains/loss are not subsequently transferred to statement of Profit and Loss. However, the company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

**Loans and borrowings**

This is the category most relevant to the company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

*De-recognition of financial liabilities*

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

(o) **Borrowing Costs :**

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

(p) **Retirement and other employee benefits :**

Retirement benefit in the form of provident fund is a defined contribution scheme. The company has no obligation, other than the contribution payable to the provident fund. The company recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, a reduction in future payment or a cash refund.

The company operates a defined benefit gratuity plan in India, which requires contributions to be made to a separately administered fund.

The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.





- Past service costs are recognised in profit or loss on the earlier of:
  - The date of the plan amendment or curtailment, and
  - The date that the Group recognises related restructuring costs
- Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognises the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:
  - Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
  - Net interest expense or income

**(q) Provisions and Contingent Liabilities :**

**Provisions:**

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the company expects some or all of a provision to be reimbursed, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

**Contingent liability is disclosed for:**

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

**(r) Earnings Per Share :**

**Basic earnings per share**

Basic earnings per share is calculated by dividing the net profit or loss attributable to equity holder of parent company (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders of the parent company and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

**(s) Leases :**

Ind AS 116 requires the Company to assess at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

**Company as a lessee**

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

**i) Right-to-use assets**

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any re-measurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Land & Building 10 years

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

**ii) Lease liabilities**

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is re-measured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

**iii) Short-term leases and leases of low-value assets**

The Company applies the short-term lease recognition exemption to its short-term leases contracts including lease of guest houses (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment like printers taken on lease etc., that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

The Company has given adjustments for lease accounting in accordance with Ind AS 116 which came into effect on 1 April 2019.

**Company as a lessor**

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

Prior to Ind AS 116, a lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as finance lease.

Finance leases, which effectively transfer to the lessee substantially all the risks and benefits incidental to ownership of the leased item, are capitalized at the lower of the fair value and present value of the minimum lease payments at the inception of the lease term and disclosed as leased assets. Lease payments under such leases are apportioned between the finance charges and reduction of the lease liability based on the implicit rate of return. Finance charges are charged recognized in finance cost in the statement of profit & loss, unless they are directly attributable to qualifying assets in which are capitalized in accordance with the Company's general policy on the borrowing costs. Contingent rentals are recognized as expenses in the periods in which they are incurred. A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain the ownership by the end of lease term, capitalized leased assets are depreciated over the shorter of the estimated useful life of the asset or the lease term.





(t) Government grants

Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset.

When the Company receives grants of non-monetary assets, the asset and the grant are recorded at fair value amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset i.e. by equal annual instalments. When loans or similar assistance are provided by governments or related institutions, with an interest rate below the current applicable market rate, the effect of this favourable interest is regarded as a government grant. The loan or assistance is initially recognised and measured at fair value and the government grant is measured as the difference between the initial carrying value of the loan and the proceeds received. The loan is subsequently measured as per the accounting policy applicable to financial liabilities.

Government grants relating to the purchase of property, plant and equipment are included in non-current/current liabilities as deferred income and credited to profit or loss on a straight-line basis over the expected lives of the related assets and presented within other income.

(u) Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures.

*Significant management judgements*

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

**Employee Benefits(Estimation of defined benefit obligation)**

Post-employment benefits represents obligation that will be settled in the future and require assumptions to project benefit obligations. Post-employment benefit accounting is intended to reflect the recognition of future benefit cost over the employee's approximate service period, based on the terms of plans and the investment and funding decisions made. The accounting requires the company to make assumptions regarding variables such as discount rate, rate of compensation increase and future mortality rates. Changes in these key assumptions can have a significant impact on the defined benefit obligations, funding requirements and benefit costs incurred.

**Impairment of trade receivables**

The risk of uncollectability of accounts receivable is primarily estimated based on prior experience with, and the past due status of doubtful debtors, while large accounts are assessed individually based on factors that include ability to pay, bankruptcy and payment history. The assumptions and estimates applied for determining the valuation allowance are reviewed periodically.

**Estimation of expected useful lives and residual values of property, plants and equipment**

Property, plant and equipment are depreciated at historical cost using straight-line method based on the estimated useful life, taken into account at residual value. The asset's residual value and useful life are based on the Company's best estimates and reviewed, and adjusted if required, at each Balance Sheet date.

**Contingent Liabilities**

Legal proceedings covering a range of matters are pending against the Company. Due to the uncertainty inherent in such matters, it is often difficult to predict the final outcomes. The cases and claims against the Company often raise difficult and complex factual and legal issues that are subject to many uncertainties and complexities, including but not limited to the facts and circumstances of each particular case and claim, the jurisdiction and the differences in applicable law, in the normal course of business, the Company consults with legal counsel and certain other experts on matters related to litigations. The Company accrues a liability when it is determined that an adverse outcome is probable and the amount of the loss can be reasonably estimated. In the event an adverse outcome is possible or an estimate is not determinable, the matter is disclosed.

**Fair Value Measurements**

When the fair values of financial assets and financial liabilities recorded in the Balance Sheet cannot be measured based on quoted prices in active markets, their fair values are measured using valuation techniques which involve various judgements and assumptions.

**2.2 Rounding of amounts**

All amounts disclosed in the Financial Statements and notes have been rounded off to the nearest Rupees Crores (with two places of decimal) as per the requirement of Schedule III, unless otherwise stated.





**APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS AS AT 31 March 2023**

**NOTE 3 - OTHER INTANGIBLE ASSETS**

	Amount in Rs '000
	<b>Computer Software</b>
<b>Gross Block</b>	
Balance as at 31 March , 2021	2,457.22
Additions during the period	-
Disposals during the period	-
Balance as at 31 March , 2022	2,457.22
Additions during the period	167.80
Disposals during the period	-
Balance as at 31 March , 2023	2,625.02
<b>Accumulated Amortisation</b>	
Balance as at 31 March , 2021	1,073.16
Depreciation charge during the period	491.44
Disposals during the period	-
Balance as at 31 March , 2022	1,564.60
Depreciation charge during the period	508.52
Disposals during the period	-
Balance as at 31 March , 2023	2,073.12
<b>Net block</b>	
Balance as at 31 March , 2022	892.62
Balance as at 31 March , 2023	551.89

**Note:**

**Amortisation method**

Computer software are amortized on a straight line basis over estimated useful life of five years from the date of capitalisation.

**NOTE 3A . RIGHT OF USE ASSETS**

	Amount in Rs '000
<b>Particulars</b>	
Balance as at 31 March , 2021	71,132.93
Additions during the period	-
Disposals during the period	-
Balance as at 31 March , 2022	71,132.93
Additions during the period	8,606.91
Disposals during the period	-
Balance as at 31 March , 2023	79,739.83
<b>Accumulated Amortisation</b>	
Balance as at 31 March , 2021	14,591.37
Additions during the period	7,295.68
Disposals during the period	-
Balance as at 31 March , 2022	21,887.05
Additions during the period	9,052.31
Disposals during the period	-
Balance as at 31 March , 2023	30,939.36
<b>Net block</b>	
Balance as at 31 March , 2022	49,245.88
Balance as at 31 March , 2023	48,800.47





NOTE 4 - INCOME TAX ASSETS (Net)

Amount in Rs '000

	As at March 31, 2023	As at March 31, 2022
(Unsecured and considered good) Advance Income Tax (net of provisions)	487.11	2,779.51
<b>Total</b>	<b>487.11</b>	<b>2,779.51</b>

NOTE 5 - DEFERRED TAX ASSETS(Net)

Amount in Rs '000

	As at March 31, 2023	As at March 31, 2022
<b>Component of Deferred Tax Assets (net)</b>		
<b>Deferred Tax Liabilities</b>		
Arising on account of temporary differences in accelerated depreciation for tax purposes	(434.90)	1.54
	<b>(434.90)</b>	<b>1.54</b>
<b>Deferred Tax Assets</b>		
Allowed only on payment basis	878.86	650.80
Others	3,168.12	3,390.41
Carried Forward Loss	-	4,639.04
	<b>4,046.98</b>	<b>8,680.25</b>
<b>Deferred Tax Liability / (Assets)</b>	<b>(4,481.88)</b>	<b>(8,678.71)</b>

Reconciliation of deferred tax assets:

Opening Balance as of April 1	8,678.71	5,116.00
Tax expense during the period recognised in Statement of Profit and Loss	4,196.10	3,557.90
Tax income during the period recognised in Other Comprehensive Income	0.73	4.81
MAT credit entitlement	-	-
Closing Balance as at end of the period	<b>4,481.88</b>	<b>8,678.71</b>

Movement in deferred tax Assets, net

Movement in Deferred Tax Assets for period ended 31 March 2023

Amount in Rs '000

	Balance as at 31 March 2022	Recognized in Statement of Profit and Loss	Recognized in OCI	Balance as at 31 March 2023
<b>Deferred tax liabilities</b>				
Property, plant and equipment: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	1.54	(436.44)	-	(434.90)
Others	-	-	-	-
<b>Gross deferred tax liabilities</b>	<b>1.54</b>	<b>(436.44)</b>	<b>-</b>	<b>(434.90)</b>
<b>Deferred tax asset</b>				
Property, plant and equipment: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	-	-	-	-
Allowed only on payment basis	650.83	228.03	-	878.86
Carried Forward Loss	4,639.04	(4,639.04)	-	-
Others	3,390.41	(221.56)	(0.73)	3,168.12
<b>Gross deferred tax assets</b>	<b>8,680.27</b>	<b>(4,632.57)</b>	<b>(0.73)</b>	<b>4,046.98</b>
<b>Deferred tax expense/(income)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Deferred tax assets/(liabilities) (net)</b>	<b>8,678.73</b>	<b>(4,196.13)</b>	<b>(0.73)</b>	<b>4,481.88</b>





Movement in Deferred Tax Assets for period ended 31 March 2022:

	Balance as at 31 March 2021	Recognized in Statement of Profit and Loss	Recognized in OCI	Amount in Rs '000 Balance as at 31 March 2022
<b>Deferred tax liabilities</b>				
Property, plant and equipment: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	571.12	(569.58)	-	1.54
Others	-	-	-	-
<b>Gross deferred tax liabilities</b>	<b>571.12</b>	<b>(569.58)</b>	<b>-</b>	<b>1.54</b>
<b>Deferred tax asset</b>				
Property, plant and equipment: Impact of difference between tax depreciation and depreciation/amortization charged for the financial reporting	-	-	-	-
Allowed only on payment basis	916.29	(266.47)	-	650.83
Carried Forward Loss	2,199.50	2,439.54	-	4,639.04
MAT credit entitlement	-	-	-	-
Others	2,571.32	814.28	4.81	3,390.41
<b>Gross deferred tax assets</b>	<b>5,687.11</b>	<b>2,988.35</b>	<b>4.81</b>	<b>8,680.27</b>
<b>Deferred tax expense/(income)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Deferred tax assets/(liabilities) (net)</b>	<b>5,115.99</b>	<b>3,557.93</b>	<b>4.81</b>	<b>8,678.73</b>

**NOTE 6 - INVENTORIES**

(Valued at cost or net realisable value, whichever is lower)

	Amount in Rs '000	
	As at March 31, 2023	As at March 31 2022
Provisions, Beverages (excluding Wine and Liquor ) and Smokes	959.75	717.92
Wine and Liquor	2,256.19	1,851.29
Stores and Spare Parts	923.20	1,020.86
<b>Total</b>	<b>4,139.14</b>	<b>3,590.07</b>

**Note:**

**Inventories :**

Costs incurred in bringing each product of Raw material to its present location and condition includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on first in, first out basis.

Initial cost of inventories includes the transfer of gains and losses on qualifying cash flow hedges, recognised in OCI, in respect of the purchases of raw materials.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

All Inventory held by the Company are Fresh Stock & none of these are Circulation Stock.





**NOTE 7 - TRADE RECEIVABLES**

	Amount in Rs '000	
	As at March 31, 2023	As at March 31 2022
Unsecured, Considered Good	4,948.24	4,706.50
Less: Provision for Doubtful Debts	-	-
<b>Total</b>	<b>4,948.24</b>	<b>4,706.50</b>

Trade receivables are non interest bearing and generally on terms of 60 to 90 days

**TRADE RECEIVABLES AGEING SCHEDULE AS ON 31.03.2023**

Amount in Rs '000

Particulars	Outstanding for following periods from due date of payment			
	Less than 6 months	6 months - 1 year	1-2 years	Total
(i) Undisputed Trade Receivables - considered good	4,893.14	-	55.10	4,948.24
(ii) Undisputed Trade Receivables - Which have significant increase in credit risk	-	-	-	-
(ii) Disputed Trade Receivables - Considered Good	-	-	-	-
(ii) Disputed Trade Receivables - Considered doubtful	-	-	-	-
<b>Total</b>	-	-	-	<b>4,948.24</b>
Less: Provision for Doubtful Debts	-	-	-	-
<b>Total Trade Receivables</b>	-	-	-	<b>4,948.24</b>

**TRADE RECEIVABLES AGEING SCHEDULE AS ON 31.03.2022**

Amount in Rs '000

Particulars	Outstanding for following periods from due date of payment			
	Less than 6 months	6 months - 1 year	1-2 years	Total
(i) Undisputed Trade Receivables - considered good	3,482.68	582.69	641.13	4,706.50
(ii) Undisputed Trade Receivables - Which have significant increase in credit risk	-	-	-	-
(ii) Disputed Trade Receivables - Considered Good	-	-	-	-
(ii) Disputed Trade Receivables - Considered doubtful	-	-	-	-
<b>Total</b>	-	-	-	<b>4,706.50</b>
Less: Provision for Doubtful Debts	-	-	-	-
<b>Total Trade Receivables</b>	-	-	-	<b>4,706.50</b>

**NOTE 8 - CASH & CASH EQUIVALENTS**

	Amount in Rs '000	
	As at March 31, 2023	As at March 31 2022
Cash on hand	302.41	821.34
Foreign Currency in hand	-	50.44
Balances with Banks - In current accounts	28,259.97	20,844.15
<b>Total</b>	<b>28,562.38</b>	<b>21,715.93</b>

**NOTE 9 - OTHER FINANCIAL ASSETS (CURRENT)**

	Amount in Rs '000'	
	As at March 31, 2023	As at March 31 2022
Security Deposits	345.00	100.00

**NOTE 10 - OTHER CURRENT ASSETS**

	Amount in Rs '000	
	As at March 31, 2023	As at March 31 2022
Advance from suppliers	6,120.37	-
Balance With Government Authorities	6,097.80	5,157.29
Prepaid Expenses	1,230.00	1,874.11
<b>Total</b>	<b>13,448.18</b>	<b>7,031.40</b>





NOTE 11 - EQUITY SHARE CAPITAL

	Amount in Rs '000	
	As at March 31, 2023	As at March 31 2022
<b>Authorised Equity Share Capital</b>		
Equity share of Rs 10 each	Number of Shares	Amount in Rs
As at 1 April 2020		
Changes during the period	10	100
As at 31 March 2021		
	10	100
<b>Issued, subscribed and paid up</b>		
Equity share of Rs 10 each, issued subscribed and fully paid up	Number of Shares	Amount in Rs
As at 1 April 2020		
Changes during the period	10	100
As at 31 March 2021		
	10	100
As at 1 April 2022		
Changes during the period	10	100
As at 30 Sep 2022		
	10	100

(a) Rights, preferences and restrictions attached to shares

Equity Shares: The Company has one class of equity shares having a par value of Rs. 10 per share. Each shareholders is eligible for one vote per share held. In the event of liquidation the equity shareholders are eligible to receive the remaining assets of the Company.

(b) Shareholding of promoters

Shares held by promoters at the end of the year			
Promoter name	No. of shares*	% of total shares	Changes during the year
Apeejay Surrendra Park Hotels Limited (The Holding Company)	10,000.00	100%	-
Total	10,000.00	100%	-

(c) Details of equity shares held by shareholders holding more than 5% of the aggregate share in the Company

	As at March 31 2023		As at March 31 2022	
	%	Number of Shares	%	Number of Shares
Apeejay Surrendra Park Hotels Limited (The Holding Company)	100%	10,000	100%	10,000

- (d) No Shares have been reserved for issue under Option and Contracts/ Commitments for the sale of shares/ Disinvestment as at the Balance Sheet date.  
(e) No convertible securities have been issued by the Company during the year.  
(f) No calls are unpaid by any Director, an Officer of the Company during the year.





**ADREEHY HOTEL & RESTAURANTS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS AS AT 31 March 2022**

**NOTE 12 - OTHER EQUITY**

	As at March 31, 2023	As at March 31, 2022
Retained Earnings		
Opening Balance		
Profit/Loss for the year	(227.83)	(1,030.93)
Other Comprehensive Income / Loss for the year	27,455.67	816.50
Closing Balance	27,227.84	(217.36)

Retained Earnings are the profits that the Company has earned till date, less any transfer to general reserves appropriation towards dividends or other distribution paid to shareholders, as applicable.

**NOTE 13 - LEASE LIABILITIES (NON CURRENT)**

	As at March 31, 2023	As at March 31, 2022
Lease Liabilities	52,446.67	56,930.10

**NOTE 14 - NON-CURRENT BORROWINGS**

	As at March 31, 2023	As at March 31, 2022
Secured		
Vehicle Loan from Banks (Payable with in 5 years through EMI, Secured against Hypothecation of Vehicle). More than 12 Months		750.67
Total		750.67

**14.1 Changes in liabilities arising from financing activities**

Particulars	Balance as at 1 April 2022	Cash flows	New Leases	Others	Balance as at 31st March 2023
Non Current Borrowings (refer note 21)	750.68	-	-	(750.68)	-
Current Borrowings (refer note 25)	2,366.25	(1,615.58)	-	-	750.67
Non Current Lease liabilities (refer note 26)	56,930.10	(17,566.76)	4,406.12	8,677.21	52,446.67
Current Lease liabilities (refer note 22)	5,355.80	(5,355.80)	-	7,741.71	7,741.71
Total liabilities from financing activities	65,402.84	(24,538.14)	4,406.12	15,668.24	60,938.95

Particulars	Balance as at 1 April 2021	Cash flows	New Leases	Others	Balance as at 31st March 2022
Non Current Borrowings (refer note 21)	1,581.85	(831.27)	-	-	750.68
Current Borrowings (refer note 25)	24,803.06	(22,436.81)	-	-	2,366.25
Non Current Lease liabilities (refer note 26)	62,285.50	(5,854.55)	-	498.25	56,930.10
Current Lease liabilities (refer note 22)	4,145.35	(4,145.35)	-	5,355.80	5,355.80
Total liabilities from financing activities	92,816.26	(33,268.08)	-	5,854.55	65,402.84

**NOTE 15 - PROVISIONS (NON CURRENT)**

	As at March 31, 2023	As at March 31, 2022
Gratuity	2,282.82	1,875.75
Total	2,282.82	1,875.75

**NOTE 16 - LEASE LIABILITIES (CURRENT)**

	As at March 31, 2023	As at March 31, 2022
Lease Liabilities	7,741.71	5,355.80

**NOTE 17 - BORROWINGS**

	As at March 31, 2023	As at March 31, 2022
Unsecured Loan		
- from related party	-	1,537.70
Secured Loan		
- Current maturity of Long term Loan (refer note 14)	750.67	831.27
Total	750.67	2,368.97

Loan from related party is repayable on demand and carries interest @ 10%.

**NOTE 18 - TRADE PAYABLES**

	As at March 31, 2023	As at March 31, 2022
Trade Payables		
Dues to agencies and small enterprises	241.76	618.61
Dues to other than small enterprises and small enterprises	62,653.49	55,727.88
Total	62,895.25	56,346.49

**Trade Payable Aging as on 31.03.2023**

Particulars	Outstanding for following periods from due date of payment				Amount in Rs '000
	Less than 1 year	1-3 years	3-5 years	More than 5 years	Total
(a) MISPL	241.76	-	-	-	241.76
(b) Others	57,216.63	1,822.21	264.97	3,288.38	62,592.20
(c) Disputed Dues - MISPL	-	-	-	-	-
(d) Disputed Dues - Others	-	-	-	-	-

**Trade Payable Aging as on 31.03.2022**

Particulars	Outstanding for following periods from due date of payment				Amount in Rs '000
	Less than 1 year	1-3 years	3-5 years	More than 5 years	Total
(a) MISPL	688.54	-	-	-	688.54
(b) Others	55,014.37	295.92	3,417.59	-	58,727.88
(c) Disputed Dues - MISPL	-	-	-	-	-
(d) Disputed Dues - Others	-	-	-	-	-

Trade Payables are no interest (except MISPL) bearing and are normally settled within 60-120 days. Trade Payables include due to related parties, refer Note 34.

**NOTE 19 - OTHER FINANCIAL LIABILITIES (CURRENT)**

	As at March 31, 2023	As at March 31, 2022
Employee benefits payable	2,390.77	1,909.10
Interest Accrued	10.55	1,458.83
Total	2,401.32	3,367.93

**NOTE 20 - CURRENT PROVISIONS**

	As at March 31, 2023	As at March 31, 2022
Gratuity	31.48	17.59
Leave Encashment	855.61	629.75
Total	887.09	647.34

Note: Retirement and other employee benefits: Retirement benefit is in the form of provident fund to a defined contribution scheme. The company has no obligation, other than the contribution payable.

The company operates a defined benefit gratuity plan in India, which requires contributions to be made to a separately administered fund.

The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

Re-measurement, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net

**NOTE 21 - OTHER CURRENT LIABILITIES**

	As at March 31, 2023	As at March 31, 2022
Reimbursement of expenses from related parties	-	-
Contract liabilities	4,342.01	1,902.59
Deferred income	-	17,746.66
Short/Long Term Payable	442.67	2,032.39
Total	4,784.68	21,681.64

\*Contract liabilities are advances received from customers and are non-interest bearing





**NOTE 22 - REVENUE FROM CONTRACTS WITH CUSTOMERS**

	Amount in Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Room revenue	1,32,781.96	78,285.44
Sale of food and beverage	33,997.49	23,501.38
Sale of wine and liquor	7,837.88	6,096.31
Other ancillary and allied service income	2,443.77	1,125.54
<b>Total</b>	<b>1,77,061.11</b>	<b>1,09,008.67</b>

**NOTE 23 - OTHER INCOME**

	Amount in Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Interest on Income Tax Refund	75.28	-
Miscellaneous Income	131.10	203.39
Car Hire Charges	-	-
Foreign Exchange Gains	-	-
<b>Total</b>	<b>206.38</b>	<b>203.39</b>

**NOTE 24 - CONSUMPTION OF PROVISIONS, BEVERAGES, WINES/LIQUOR & SMOKES**

	Amount in Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Opening Stock	2,569.21	2,680.35
Add: Purchases during the period	14,578.24	10,389.01
Less: Closing Stock	3,215.94	2,569.21
<b>Consumption</b>	<b>13,931.51</b>	<b>10,500.14</b>

**NOTE 25 - EMPLOYEE BENEFITS EXPENSES**

	Amount in Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Salaries, wages and bonus	22,038.54	11,722.92
Contribution to Provident and Other Funds	1,549.18	984.51
Gratuity	402.96	286.40
Leave Encashment	-	-
Staff Welfare Expenses	196.37	48.75
<b>Total</b>	<b>24,187.05</b>	<b>13,022.58</b>





**NOTE 26 - FINANCE COSTS**

	Amount In Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Interest Expense (on vehicle loan)	110.61	182.97
Interest on Inter Corporate Loan	58.63	1,632.22
Interest On Lease liabilities	5,707.32	5,854.65
<b>Total</b>	<b>5,876.56</b>	<b>7,669.85</b>

**NOTE 27 - DEPRECIATION AND AMORTISATION EXPENSE**

	Amount In Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Depreciation on Property, plant and equipment (refer note 2)	7,802.03	8,495.07
Amortisation of intangible assets (refer note 3)	508.52	491.44
Amortisation of Right to use asset (refer note 3A)	9,052.31	7,295.68
<b>Total</b>	<b>17,362.86</b>	<b>16,282.20</b>

**NOTE 28 - OTHER EXPENSES**

	Amount In Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Power and Fuel	26,682.13	20,569.51
Rent	382.88	396.00
Rates and Taxes	2,734.09	2,853.67
Insurance Expenses	1,267.25	1,605.98
Apartment Expenses **	9,043.59	5,119.30
Guest Supplies	3,152.52	2,228.73
Advertisement and Sales Promotion	94.02	16.40
Commission	3,883.05	538.43
Printing and Stationery	491.8	254.53
Postage, Telephone and Telex	906.9	787.92
Security & Service Charges	1,636.6	2,050.63
Traveling and Conveyance	109.0	44.79
Audit Fees		
- Tax Audit Fees	60.00	60.00
- Stat Audit Fees	90.00	90.00
- Other Matther	215.00	150.00
Bad Debt	641.13	4,236.73
Outsourced contractual expenses	2,901.19	3,819.03
Legal and Professional charges	413.82	344.71
Hire Charges	984.50	520.29
Miscellaneous Expenses	925.89	1,569.72
Repairs & Maintenance- Plant & Machinery	3,775.91	5,120.00
Repairs & Maintenance- Building	-	0.01
Repairs & Maintenance- Other	2,370	1,331.23
Lease Rental	21,797.45	10,470.78
<b>Total</b>	<b>84,558.35</b>	<b>64,478.38</b>

\*\* Apartment expenses includes consumption of store supplies( linen, carpet, upholstery, room decoration material etc) made to the rooms on account of service and other related costs

**Note - 29 - Income Tax Expense**

	Amount In Rs '000	
	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Current Tax	4,700.00	-
Income Tax for Earlier Years	-	-
Deferred Tax	4,196.10	(3,557.90)
<b>Tax Expenses Recognised in Statement of Profit and Loss</b>	<b>8,896.10</b>	<b>(3,557.90)</b>

Tax expenses for the year can be reconciled to the accounting profit as follows:

	For the Year Ended 31 March, 2023	For the Year Ended 31 March, 2022
Profit before tax	31,351.17	(2,741.10)
Applicable Tax Rate	27.82%	26.00%
Computed Tax Expense	8,721.90	(712.69)
Tax effect of:		
Change in Tax rate and other items	174.21	(2,845.21)

<b>Tax expense recognised in the Statement of Profit &amp; Loss</b>	<b>8,896.10</b>	<b>(3,557.90)</b>
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**NOTE 29A - EARNING PER SHARE**

	Amount In Rs '000	
	As at March 31, 2023	As at 31st March, 2022
<b>Earning per share has been computed as under:</b>		
Profit / (loss) for the period	22,455.07	816.80
Number of equity shares outstanding at the end of the period	10.00	10.00
<b>Basic &amp; Diluted [Earning &amp; (Loss)] Per share</b>	<b>2,245.51</b>	<b>81.68</b>





APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED  
NOTES TO THE FINANCIAL STATEMENTS AS AT 31 March 2023

**30 CONTINGENT LIABILITIES**

Amount in Rs '000

	As at March 31 2023	As at March 31 2022
Bank Guarantees given by the Company to HIDCO	5,000.00	5,000.00
<b>TOTAL</b>	<b>5,000.00</b>	<b>5,000.00</b>

**31 SEGMENT REPORTING**

There are no reportable segments other than hotels as per Ind AS 108, "Operating Segment".

**32 EMPLOYEE BENEFITS**

Amount in Rs '000

	For the Year Ended 31 March, 2023	For the Year ended 31 March, 2022
Post employment benefit - defined contribution plan	1,549.18	964.51

**Gratuity - defined benefit plan**

The Company has a post employment defined benefit scheme in the form of gratuity. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the scheme, employees are entitled to gratuity benefits based on fifteen days salary (basic plus dearness allowance) for each completed year of service. The aforesaid benefit accrues on completion of five years of service. The Company's obligation towards such gratuity benefits are determined on the basis of actuarial valuation using Projected Unit Credit method of the Company's period end obligation under the scheme. The cost of providing benefits under this plan is determined on the basis of an actuarial valuation done.

Defined Benefit Plans: As per actuarial valuation as on March 31, 2023 and recognised in the financial statements in respect of Employee Benefit Schemes:

		Amount in Rs '000	
PARTICULARS		2022-23 Gratuity (Rs. in lakh)	2021-22 Gratuity (Rs. in lakh)
<b>A</b>	<b>Change in Defined Benefit Obligation</b>		
1	Present Value of DBO at the beginning of the year	1,893.34	1,588.45
2	Current Service Cost	265.32	169.49
3	Interest Cost	137.65	116.91
4	Past Service Cost	-	-
5	Acquisitions (credit)/cost	-	-
6	Re-measurement (or Actuarial gains)/(losses) arising from :		
	Effect of changes in demographic assumptions	(3.83)	-
	Effect of changes in financial assumptions	25.73	(112.16)
	Effect of experience adjustments	(24.71)	130.65
	- Others	-	-
7	Benefits Paid	-	-
8	<b>Present Value of DBO at the end of the year</b>	<b>2,293.50</b>	<b>1,893.34</b>
<b>B</b>	<b>Change in Fair Value of Assets</b>		
1	Plan Assets at the beginning of the year	-	-
3	Investment Income	-	-
4	Return on Plan Assets, excluding amount recognised in Net Interest Expense	-	-
5	Actual Company Contributions	-	-
6	Fund Transferred	-	-
7	Benefits Paid	-	-
8	<b>Plan Assets at the end of the year</b>	<b>-</b>	<b>-</b>
<b>C</b>	<b>Components of defined benefit costs recognised in Other Comprehensive Income</b>		
1	Actuarial (gains)/losses due to :		
	Effect of changes in demographic assumptions	(3.83)	-
	Effect of changes in financial assumptions	25.73	(112.16)
	Effect of experience adjustments	(24.71)	130.65
	- Others	-	-
2	Return on Plan Assets, excluding amount recognised in Net Interest Expense	-	-
3	Re-measurement (or Actuarial gains)/(losses) because of change in effect of asset ceiling	-	-
4	<b>Components of defined benefit costs recognised in Other Comprehensive Income</b>	<b>(2.81)</b>	<b>18.50</b>
<b>D</b>	<b>Funded Status</b>		
1	Present Value of Defined Benefit Obligation	2,293.50	1,893.34
2	Fair Value of Plan Assets	-	-
3	Funded Status (Surplus/(Deficit))	(2293.50)	(1893.34)
4	Effect of Balance Sheet assets limit	-	-
5	Unrecognised Past Service Cost	-	-





	(2293.50)	(1893.34)
E Principal Actuarial Assumption Used:	As at 31st March 2023	As at 31st March 2022
Discount Rates	7.27%	7.36%
Expected Salary increase rates #	5.00%	5.00%
Inflation Rate	5.00%	5.00%
Mortality table	IALM(12-14) Ultimate	IALM(12-14) Ultimate

# The estimate of future salary increases considered in actuarial valuation takes into account factors like inflation, seniority, promotion and other relevant factors.

G Maturity Profile of Defined Benefit Obligation

The contribution expected to be made by the Company Company for the period ended 31 March 2023 is INR 28.21 thousands

H The expected maturity analysis of undiscounted gratuity benefit is as follows:

	As at 31 March 2023	As at 31 March 2022
Expected cash flows over the next		
1 year	32.60	20.00
2 to 5 years	150.09	99.00
More than 5 years	6,066.99	6,078.00
Total	6,249.68	6,197.00

I Sensitivity analysis

The following table present a sensitivity analysis to one of the relevant actuarial assumption, holding other assumptions constant, showing how the defined benefit obligation would have been affected by changes in the relevant actuarial assumptions that were reasonably possible at the reporting date. Sensitivity analysis is determined based on the expected movement in liability if the key assumptions were not proved to be true on different count.

	As at 31 March 2023		As at 31 March 2022	
	Increase	Decrease	Increase	Decrease
Discount rate (-/+ 0.5%)	2158.66	2439.00	1774.86	2021.39
% change compared to base due to sensitivity	-5.88%	6.34%	-6.26%	6.75%
Salary growth rate (-/+ 0.5%)	2440.65	2156.05	2023.11	1772.34
% change compared to base due to sensitivity	6.42%	-5.99%	6.85%	-6.39%
Employee turnover rate (-/+ 10%)	2292.92	2294.09	1893.48	1893.21
% change compared to base due to sensitivity	-0.03%	0.03%	-0.01%	0.01%
Mortality rate (-/+ 10%)	2294.69	2292.30	1894.42	1892.26
% change compared to base due to sensitivity	0.05%	-0.05%	0.08%	-0.06%

# Incorporated with effect from February 5, 2018

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the balance sheet. The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the prior period.

J. Risk associates with plan provisions

Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary overtime. Thus, the Company is exposed to various risks in providing the above gratuity benefit, the most significant of which are as follows:

**Interest rate risk :** The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements).

**Liquidity risk :** This is the risk that the Company is not able to meet the short term gratuity pay-outs. This may arise due to non availability of sufficient cash/cash equivalents to meet the liabilities.

**Salary escalation risk :** The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

**Demographic risk :** The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

**Regulatory risk :** Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act, 1972 (as amended from time to time). There is a risk of change in regulations requiring higher gratuity pay-outs e.g. Increase in the maximum limit on gratuity and upward revision of maximum gratuity limit will result in gratuity plan obligation.

K Demographic assumptions

	As at 31st March 2023	As at 31st March 2022
Mortality rate	100% of IALM 2012-14	100% of IALM 2012-14
Normal retirement age	55 Years	55 Years
Attrition rate based on different age Company of employees	5.00%	5.00%





**APEEJAY HOTELS & RESTAURANTS PRIVATE LIMITED**  
**NOTES TO THE FINANCIAL STATEMENT AS AT 28 Feb 2023**

**NOTE -33 RELATED PARTY DISCLOSURES**

Related party disclosures pursuant to Ind AS 24

Related party  
Apeejay Surrendra Park Hotels Limited

Relationship  
Parent Company

Key management personnel

Mr. Vijay Dewan  
Ms. Priya Paul  
Mr. Karan Paul  
Mr. Akul Khosla  
Mr. Debanjan Mandal  
Mr. Suresh Kumar  
Ms. Shalini Keshan

Relationship  
Managing Director  
Non-executive Director  
Non-executive Director  
Chief Financial Officer  
Non-executive Director  
Independent Director  
Company Secretary

Particulars of transactions with related parties during the period

	Amount in Rs '000	
	For the period ended 31 March, 2023	For the period ended 31 March, 2022
A) Apeejay Surrendra Park Hotels Limited - Parent Company		
- Loan Repaid (Net)	1,537.76	22,509.17
- Loan Received (Net)	-	-
- Interest	59.63	1,632.22
B) Apeejay Surrendra Park Hotels Limited ( Unit : Flurys)		
-Purchase of Goods	344.99	229.96

Balances outstanding with related parties as at the period end

	As at March 31, 2023	As at March 31, 2022
A) Apeejay Surrendra Park Hotels Limited - Parent Company		
-Borrowings	-	1,537.76
-Accrued Interest	10.50	1,468.93
- Reimbursement of expenses	-	-
B) Apeejay Surrendra Park Hotels Limited ( Unit : Flurys)		
-Trade Payable	574.95	229.96

**NOTE -34 LEASE COMMITMENTS**

Company as a lessee

The Company as a lessee has entered into lease contracts which consists of lease of building. Before the adoption of Ind AS 116, the Company classified each of its leases (as lessee) at the inception date as either a finance lease or an operating lease.

The Company also has certain leases with lease terms of 12 months or less. The Company applies the 'short-term lease' recognition exemptions for these leases.

Set out below are the net carrying amounts of right of use assets recognised in balance sheet and movement during the period :

Particulars	Amount in Rs '000	
	As at March 31, 2023	As at March 31, 2022
As at April 1	49,245.88	56,541.56
Additions	8,606.91	-
Depreciation	(9,052.31)	(7,295.68)
As at March 31	48,800.47	49,245.88

Set out below are the carrying amounts of lease liabilities and movement during the period

Particulars	Amount in Rs '000	
	As at March 31, 2023	As at March 31, 2022
Balance as at April 1	62,285.80	66,431.25
Additions	4,406.12	-
Accretion of interest	5,707.32	5,854.65
Payments	(12,210.95)	(10,000.00)
Balance as at March 31	60,188.38	62,285.80
Current	7,741.71	5,355.80
Non-current	52,446.67	56,930.10

Amounts recognised in the Statement of Profit and Loss

Particulars	For the Period ended 31 March, 2023	For the Year ended 31 March, 2022
Depreciation expense of right-of-use assets (recognised in depreciation and amortization expenses)	9,052.31	7,295.68
Interest expense on lease liabilities (recognised in finance costs)	5,707.32	5,854.65
Variable lease payments (recognised in other expenses)	22,180.33	10,470.78
Total amount recognised in Statement of Profit and Loss for the period	36,939.96	23,621.12

Amount recognised in the Statement of Cash Flows

Total cash outflow for the leases	12,210.95	10,000.00
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#### NOTE -35 CAPITAL MANAGEMENT

For the purposes of the Company's capital management, capital includes issued capital, all other equity reserves and long term borrowed capital less reported cash and cash equivalents.

The primary objective of the Company's capital management is to maintain an efficient capital structure to reduce the cost of capital, support the corporate strategy and to maximise shareholder's value.

The Company's policy is to borrow primarily through banks to maintain sufficient liquidity. These borrowings, together with cash generated from operations are utilised for operations of the Company including periodic capital projects undertaken for the Company's existing projects. The Company monitors capital on the basis of cost of capital. The Company manages its capital structure and makes adjustments in light of changes in economic conditions. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, less cash and cash equivalents.

The following table summarises the capital of the Company :

Particulars	As at March 31, 2023	As at March 31 2022
Non-current borrowings (including current maturities of long term borrowings)	750.67	1,579.17
Current Borrowings	-	1,537.76
Less: Cash and Cash equivalents	(28,562.38)	(21,715.93)
<b>TOTAL BORROWINGS (NET)</b>	<b>(27,811.70)</b>	<b>(18,599.00)</b>
Total equity	22,329.33	(127.82)
<b>TOTAL CAPITAL (EQUITY+ NET DEBT)</b>	<b>(5,482.37)</b>	<b>(18,726.82)</b>
Gearing ratio	507.29%	99.32%

No changes were made to the objectives, policies or processes for managing capital during the period/year ended 31 March 2022 and 31st march 2023.

#### NOTE -36 FAIR VALUE MEASUREMENT

##### (i) Financial Instruments by category

	As at March 31, 2023	As at March 31 2022
	Amortised cost	Amortised cost
	INR	INR
<b>Financial assets</b>		
Trade receivables	4,948.24	4,706.50
Cash and cash equivalents	28,562.38	21,715.93
Security deposits	345.00	100.00
<b>Total</b>	<b>33,855.62</b>	<b>26,522.43</b>
<b>Financial liabilities</b>		
Borrowings (including current maturities)	750.67	3,116.93
Lease liabilities	60,188.38	62,285.90
Trade payables	62,895.25	59,416.42
Other financial liabilities	2,401.27	3,378.02
<b>Total</b>	<b>1,28,235.57</b>	<b>1,28,197.28</b>

##### (ii) Fair value

The fair values of financial assets and liabilities are included at the amount that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Methods and assumptions used to estimate the fair values are consistent in all the years. The following methods and assumptions were used to estimate the fair values.

The management assessed that fair values of trade receivables, cash and cash equivalents, security deposits, current borrowings, trade payables and other financial liabilities approximate to their carrying amounts largely due to the short-term maturities of these instruments. Further, management also assessed the carrying amount of certain non-current borrowings at floating interest rates which are a reasonable approximation of their fair values and the difference between the carrying amounts and fair values is not expected to be

##### (iii) Fair value of financial assets and liabilities measured at amortised cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amount would be significantly different from the values that would eventually be received or settled.

#### NOTE -37 FINANCIAL RISK MANAGEMENT

The Company's principal financial liabilities comprise of borrowings, trade and other payables, lease liabilities and other financial liabilities. The main purpose of these financial liabilities is to finance and support the operations of the Company. The Company's principal financial assets include trade and other receivables and cash and cash equivalents that derive directly from its operations.

The Company's business activities are exposed to a variety of risks including liquidity risk, credit risk and market risk. The Company seeks to minimize potential adverse effects of these risks by managing them through a structured process of identification, assessment and prioritization of risks followed by coordinated efforts to monitor, minimize and mitigate the impact of such risks on its financial performance and capital. For this purpose, the Company has laid comprehensive risk assessment and minimization/mitigation procedures and are reviewed by the management from time to time. These procedures are reviewed to ensure that executive management controls risks by way of properly defined framework. The Company does not enter into derivative financial instruments for speculative purposes.

##### (A) Credit risk

Credit risk refers to risk of financial loss to the Company if customers or counterparties fail to meet their contractual obligations. The Company is exposed to credit risk from its operating activities (mainly trade receivables).

##### Credit risk management

##### Credit Risk Management

Provision for expected credit loss

Trade Receivables  
Cash & Cash equivalents  
Other Financial Assets

Provision for expected credit loss

Trade Receivables  
Cash & Cash equivalents  
Other Financial Assets

(a) Trade receivables

As at 31st March 2023		
Estimated gross carrying amount at default	Expected Credit Loss	Carrying Amount net of impairment provision
4,948.24	-	4,948.24
28,562.38	-	28,562.38
345.00	-	345.00
<b>33,855.62</b>	<b>-</b>	<b>33,855.62</b>
As at 31st March 2022		
Estimated gross carrying amount at default	Expected Credit Loss	Carrying Amount net of impairment provision
4,706.50	-	4,706.50
21,715.93	-	21,715.93
100.00	-	100.00
<b>26,522.43</b>	<b>-</b>	<b>26,522.43</b>





Trade receivables consist of large number of customers. In order to mitigate the risk of financial loss from defaulters, the Company has an ongoing credit evaluation process in respect of customers who are allowed credit period. In respect of walk-in customers the Company does not allow any credit period and therefore, is not exposed to any credit risk. In general, it is presumed that credit risk has significantly increased since initial recognition if the payments are more than 90 days past due. The Company has a policy to provide for specific receivables which are overdue for a period over 180 days. On account of adoption of Ind AS 109, the Company also uses expected credit loss model to assess the impairment loss or reversal thereof.

Reconciliation of loss allowance provision – Trade receivables

Loss allowance at the beginning of the year  
Change in allowance during the period/year  
Loss allowance at the end of the period/year

As at 31st March 2023	As at 31st March 2022
-	-
-	-
-	-

(b) Cash & Cash equivalents :

The Company maintains exposure in Cash and cash equivalents. Investments of surplus are made within assigned credit limits with approved counterparties who meet the threshold requirements with respect to ratings, financial strength, credit spreads etc. Counterparty credit limits are set to minimize concentration risk and are reviewed on a periodic basis.

Reconciliation of allowance for credit impaired – Other financial assets

Loss allowance at the beginning  
Allowance for expected credit loss(na)  
Loss allowance at the end

As at 31st March 2023	As at 31st March 2022
-	-
-	-
-	-

(B) Liquidity risk

Liquidity risk implies that the Company may not be able to meet its obligations associated with its financial liabilities. The Company manages its liquidity risk on the basis of the business plan that ensures that the funds required for financing the business operations and meeting financial liabilities are available in a timely manner and in the currency required at optimal costs. The management regularly monitors rolling forecasts of the Company's liquidity position to ensure it has sufficient cash on an ongoing basis to meet operational fund requirements.

Additionally, the Company has committed fund and non-fund based credit lines from banks which may be drawn anytime based on Company's fund requirements. The Company maintains a cautious liquidity strategy with positive cash balance and undrawn bank lines throughout the period.

The following are the remaining contractual maturities of financial liabilities at the reporting date.





Contractual maturity of financial liabilities	Up to 1 year	1 year to 5 year	More than 5 years	Total
<b>31-Mar-23</b>				
Borrowings (including current maturities)	750.67	-	-	750.67
Interest payment on Borrowings	110.61	-	-	110.61
Trade payables	62,895.25	-	-	62,895.25
Lease liabilities	7,741.71	37,174.34	15,272.33	60,188.38
Interest payment on Lease Liabilities	11,248.85	16,918.93	510.96	28,678.75
Other financial liabilities	2,401.27	-	-	2,401.27
<b>Total</b>	<b>85,148.36</b>	<b>54,093.27</b>	<b>15,783.29</b>	<b>1,55,024.93</b>
<b>31-Mar-22</b>				
Borrowings (including current maturities)	2,366.26	750.67	-	3,116.93
Interest payment on Borrowings	147.62	77.77	-	225.39
Trade payables	59,416.42	-	-	59,416.42
Lease liabilities	5,355.80	41,657.77	15,272.33	62,285.90
Interest payment on Lease Liabilities	5,854.65	20,604.85	28,435.00	54,894.51
Other financial liabilities	3,378.02	-	-	3,378.02
<b>Total</b>	<b>76,518.77</b>	<b>63,091.07</b>	<b>43,707.33</b>	<b>1,83,317.17</b>

**(C) Market Risk**

Market risk is the risk of loss of future earnings, fair value or future cash flows that may result from a change in the price of a financial instrument. The value of a financial instrument may change as a result of changes in the interest rates and other market changes that affect market risk sensitive instruments. Market risk is attributable to all market risk sensitive financial instruments including investments, receivables, payables and borrowings.

**(I) Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates. The Company constantly monitors the credit markets and rebalances its financing strategies to achieve an optimal maturity profile.

**Interest rate risk exposure**

The interest rate profile of the Company's interest bearing financial instruments at the end of the reporting period are as follows:

**Fixed rate instruments**

Financial assets  
Financial liabilities

As at 31st March 2023	As at 31st March 2022
33,855.62	26,522.43
1,26,235.57	1,27,446.61
<b>1,60,091.19</b>	<b>1,53,969.03</b>

**Variable rate instruments**

Financial assets  
Financial liabilities

As at 31st March 2023	As at 31st March 2022
-	-
-	-

**(II) Equity price risk**

The Company has not made any investment in equity instruments and hence, is not exposed to equity price risk.

**(III) Currency risk**

The Company does not have currency risks since it is not exposed to any foreign currency transaction.

**NOTE -38 ASSETS PLEDGED AS SECURITY**

The carrying amounts of certain categories of assets pledged as security for current and non-current borrowings pursuant to the requirements of Ind AS 2, Ind AS 16, Ind AS 38 and Ind AS 107:

Particulars	As at 31 March 2023	As at 31 March 2022
<b>Non-current assets</b>		
Vehicles	2,074.46	2,615.31
	<b>2,074.46</b>	<b>2,615.31</b>

**NOTE -39 INVESTOR EDUCATION AND PROTECTION FUND**

The Company is not required to transfer any amount to the Investor Education and Protection Fund

**Note - 40**

No proceedings have been initiated or is pending against the Company for holding any benami property under the Benami Transaction (Prohibition) Act, 1988 (45 of 1988) and Rules made there under.

**Note - 41**

The Company has not identified any transaction with Companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.

**Note - 42**

All transactions have been recorded in the books of account and there are no unrecorded income that have been disclosed during the year in the tax assessments under the Income-Tax Act, 1961. Moreover there are no unrecorded income and related assets pertaining to previous years.

**Note - 43**

The Company has not traded or invested in Crypto Currency or Virtual Currency during the financial year.

**Note - 44**

During the year ended March 31, 2023, with the unlocking of restrictions, there has been improvement in operations and financial position of the company including the financial ratios of the Company. As of March 31, 2023, the company based on the current year performance and market scenarios, has projected improved cash flows from operations for next year. Basis the above, the management has assessed that there are no implications on this financial statements. Accordingly, the company has prepared this financial statements on a going concern basis.

**NOTE-45:** Figures relating to previous periods have been rearranged/recompared wherever considered necessary to make them comparable with the current period's figures.

For and on behalf of Board of Directors of  
Apeejay Hotels & Restaurants Pvt. Ltd.

*Vijay Dewan*

Vijay Dewan  
(DIN: 00051164)

*Atul Khosla*

Atul Khosla  
(DIN: 01009784)

Kolkata  
Date





44)

## Ratio Calculation

	Financial Ratios	Numerator	Denominator	As on 31.03.2023	As on 31.03.2022	Variation
(i)	Current Ratio	Current assets	Current liabilities	0.65	0.40	(0.62)
(ii)	Debt-Equity Ratio	Total Debt	Shareholder's Equity	6.01	(1192.19)	1.01
(iii)	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	72.72	8.96	(7.11)
(iv)	Return on Equity	Net Profits after taxes	Average Shareholder's Equity	0.51	0.76	0.33
(v)	Inventory Turnover Ratio	Cost of Goods Sold	Average Inventory	2.35	1.96	(0.20)
(vi)	Trade Receivable Turnover Ratio	Revenue	Average Trade Receivable	9.17	4.36	(1.11)
(vii)	Trade payables turnover ratio	Purchases of goods, services and other expenses	Average Trade Payables	0.06	0.04	(0.35)
(viii)	Net Capital Turnover Ratio	Revenue	Working Capital	(6.32)	(1.96)	(2.23)
(ix)	Net Profit Ratio	Net Profit	Revenue	0.18	(0.03)	8.04
(x)	Return on Capital Employed	Earnings before interest and taxes	Capital Employed	6%	8%	0.23

