

# CELEBRATING TODAY. ENVISIONING TOMORROW.

Integrated Annual Report FY 2023-24

CH<sup>A</sup>LET  
HOTELS







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# ABOUT THIS REPORT

Chalet Hotels Limited (can be referred to as ‘Chalet’, ‘Chalet Hotels’, ‘The Company’, ‘We’ or ‘Our Company’, here on) is proud to release its fourth Integrated Annual Report for FY 2023-24. This Report is a testament to Chalet’s transparency to all its stakeholders, as a consolidated disclosure of the Company’s financial as well as non-financial parameters.

We believe in trust, accountability and creating long-term value for all our stakeholders. This disclosure consists of Chalet’s performance for the year 2024, including financial highlights, strategic priorities, macroeconomic environment, risks, opportunities, governance structures, challenges as well as achievements of Chalet’s journey.

It is aligned as per the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements Regulations, 2015), the Value Reporting Foundation’s Integrated Reporting framework as well as other global standards and frameworks.

## Reporting Period and Scope

The FY 2023-24 Integrated Report covers developments between April 01, 2023 and March 31, 2024. Comparative figures from previous years are included in the Report to provide a comprehensive view. All hotel portfolio numbers are as on March 31, 2024.

The scope and boundary of our report cover 10 of our owned hotels and 3 assets under development:

Operating	<div><div>Hospitality</div><ul style="list-style-type: none"><li>JW Marriott Mumbai Sahar</li><li>The Westin Mumbai Powai Lake</li><li>Lakeside Chalet, Mumbai- Marriott Executive Apartments</li><li>Four Points By Sheraton Navi Mumbai, Vashi</li><li>Bengaluru Marriott Hotel Whitefield</li><li>The Westin Hyderabad Mindspace</li><li>Novotel Pune Nagar Road</li><li>The Westin Hyderabad Hitec City</li><li>The Dukes Retreat Lonavala</li><li>Courtyard by Marriott Aravali Resort, NCR*</li></ul></div>	<div><div>Rental Assets</div><ul style="list-style-type: none"><li>The Orb Commercial Tower Sahar Mumbai</li><li>CIGNUS Whitefield Bangalore® Tower 1</li><li>CIGNUS Whitefield Bangalore® Tower 2</li></ul></div>	
Projects Under Development	<div><div>Hospitality</div><ul style="list-style-type: none"><li>~125-130 additional keys at Bengaluru Marriott Hotel Whitefield</li><li>~385-390 Keys ‘Taj’ opposite the T3 Terminal at Delhi International Airport</li><li>+65-70 Keys and Renovation at The Dukes Retreat, Lonavala</li><li>~280 Keys Hyatt Regency at Airoli, Navi Mumbai</li></ul></div>	<div><div>Rental Assets</div><ul style="list-style-type: none"><li>CIGNUS POWAI® Tower 1</li><li>CIGNUS POWAI® Tower 2</li></ul></div>	<div><div>Real Estate</div><ul style="list-style-type: none"><li>Raheja Vivarea, Koramangala, Bengaluru</li><li>Commercial at Koramangala, Bengaluru</li></ul></div>

\* Courtyard by Marriott Aravali Resort, National Capital Region is a recent addition to our portfolio, and we have included certain social indicators in respect of this property in this report and we will report environmental indicators from FY 2024-25



JW Marriott Mumbai Sahar

## Reporting Framework and Guidelines

This report aligns with the following frameworks:

- The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (LODR)
- The Companies Act, 2013 (and the rules made thereunder)
- Indian Accounting Standards (IndAS)
- Secretarial Standards issued by The Institute of Company Secretaries of India
- The Business Responsibility & Sustainability Reporting (BRSR) standard by the Securities and Exchange Board of India (SEBI)
- Integrated Reporting (IR) framework of the Value Reporting Foundation (The Value Reporting Foundation is a global non-profit organisation comprising the International Integrated Reporting Council (IIRC) and Sustainability Accounting Standards Board (SASB))
- GRI Universal Standard 2021
- The United Nation’s Sustainable Development Goals (UN SDGs)
- India Business Biodiversity Initiative (IBBI) (Signatory)





Lakeside Chalet, Mumbai - Marriott Executive Apartments

#### Assurance/Verification Details

The standalone and consolidated financial statements contained in the Financial Statement section are audited by independent auditors BSR & Co. LLP. The non-financial assurance is carried out by TUV India Pvt. Ltd. The assurance is based on the AA1000 Assurance Standard v3, specifically Type 1, Moderate Level. The assurance statement is available on the Company's website.

#### Revisiting Materiality

For Chalet Hotels, material issues represent issues of strategic and utmost importance to our key stakeholders and significantly impact our ability to create and sustain value. Identifying our potential material matters is our responsibility and inputs from all divisions and feedback from all our stakeholders are considered. The Materiality Assessment is an ongoing exercise and we revisited materiality through a double materiality assessment exercise with some of our internal stakeholders during the current financial year. Certain changes resulting out of this exercise have been detailed in Revisiting Materiality. Refer to page no. 26-27

#### Forward-Looking Statements

This Report has been prepared by the Company and the information on which it has been based was derived from sources believed to be reliable. Certain statements in this Report may

constitute forward-looking statements within the meaning of applicable securities laws and regulations.

The same may be based on the management assessment and expectations with respect to future circumstances, which involve a number of risks and uncertainties, beyond the control of the Company, that could cause actual results to differ materially from those in such forward-looking statements. Forward-looking statements can be identified by words, such as 'believes', 'estimates', 'anticipates', 'expects', 'intends', 'may', 'will', 'plans', 'outlook' and other words of similar meaning in connection with a discussion on future operational or financial performance.

The risks and uncertainties relating to these statements include, but are not limited to, risks and uncertainties regarding fluctuations in earnings, the Company's ability to manage growth, intense competition, including those factors which may affect its cost advantage, wage increases, ability to attract and retain highly skilled professionals, natural calamities, epidemics and pandemics, political instability, regulatory changes, currency risks, legal restrictions on raising capital or acquiring companies outside India and unauthorised use of its intellectual property and general economic conditions affecting the industry.

The Company may, from time to time, make additional written and oral forward-looking statements, including reports to its shareholders and does not undertake to update any forward-looking statement that may be made from time to time by or on behalf of the Company.

#### Contact Details for Feedback/Queries

We look forward to hearing feedback and suggestions about this report from our stakeholders.

Please get in touch with us at:

**Chalet Hotels Limited,**  
Raheja Tower, Level 4, Plot No. C-30, Block G,  
Bandra Kurla Complex, Bandra (East), Mumbai  
– 400051

Email: [companysecretary@chalethotels.com](mailto:companysecretary@chalethotels.com)  
[investorrelations@chalethotels.com](mailto:investorrelations@chalethotels.com)



CELEBRATING  
TODAY.  
ENVISIONING  
TOMORROW.



Within every shared moment lies the spark of possibility, the warmth of connection, and the promise of tomorrow. Let us cherish what we have achieved today while embracing the infinite opportunities that lie ahead, united in our journey of celebration, innovation, and human connection.







# THE YEAR AT A GLANCE

## Milestones

Opened an all women run hotel

**168** keys

The Westin Hyderabad HITEC City

Added **88** rooms

Novotel Pune Nagar Road

Added **1.2** msf

Commercial Space

Acquired **158** rooms

Courtyard by Marriott Aravali Resort. Strengthening North India presence

## Record Performance

**₹ 14,370** million

Highest Consolidated Revenue

**₹ 12,930** million

Highest Hospitality Revenue

**₹ 6,044** million

Highest Consolidated EBITDA

**42.1%**

Consolidated EBITDA Margin

**₹ 5,742** million

Highest Hospitality EBITDA

**44.4%**

Hospitality EBITDA Margin

**₹ 2,782** million

Highest Consolidated PAT

**19.4%**

Consolidated PAT Margin

**12.1%**

ROCE

**₹ 10,718** million

Highest ADR

## ESG Wins

Chalet Hotels improved its FY 2023-24 score on the Dow Jones Sustainability Index (DJSI) to 57, up from 43 in FY 2022-23

**57**

DJSI Score (43 Last Year)

**61%**

Renewable Energy

**17%**

Reduction in GHG Emissions

(includes Operational Emissions - Scope1+Scope2 as compared to baseline of FY 2019-20)

**5** Assets

USGBC LEED Gold Certified

**22%**

Women in Workforce

(includes total employees and workers as on March 31, 2024)

**2** Projects

Design Certifications for Upcoming Properties



Lakeside Chalet, Mumbai - Marriott Executive Apartments





# WHO WE ARE

Chalet Hotels Limited is an owner, developer, asset manager and operator of hotels and resorts in the Mumbai Metropolitan Region (MMR), Hyderabad, Bengaluru, National Capital Region (NCR), Lonavala and Pune. Chalet is the Hospitality arm of India's leading real-estate developer, K Raheja Corp Group. Chalet also has significant interests in commercial assets located in MMR and Bengaluru.



Bengaluru Marriott Hotel Whitefield

## Our Operating Assets: Partnered with some of the world's leading luxury hotel operating brands.

**JW MARRIOTT**  
MUMBAI SAHAR

**THE WESTIN**  
MUMBAI POWAI LAKE

**THE WESTIN**  
HYDERABAD  
MINDSPACE

**THE WESTIN**  
HYDERABAD  
HITEC CITY

**MARRIOTT**  
BENGALURU  
WHITEFIELD

**MARRIOTT**  
EXECUTIVE APARTMENTS  
LAKESIDE CHALET - MUMBAI

**FOUR POINTS**  
BY SHERATON  
Navi Mumbai Vashi

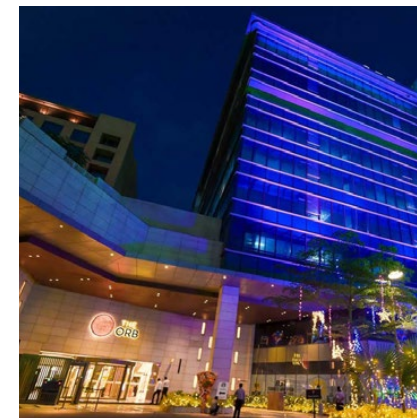
**NOVOTEL**  
PUNE NAGAR ROAD

**COURTYARD**  
BY MARRIOTT  
Aravali Resort

## The Dukes Retreat at Lonavala is a self-managed property



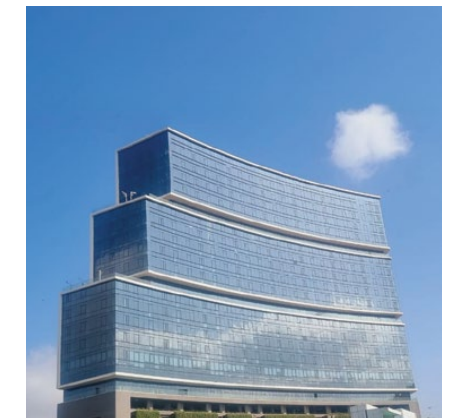
## The Company also uses its own/licensed brands for the commercial complexes.



**THE ORB**



**CIGNUS**



**CIGNUS**  
POWAI

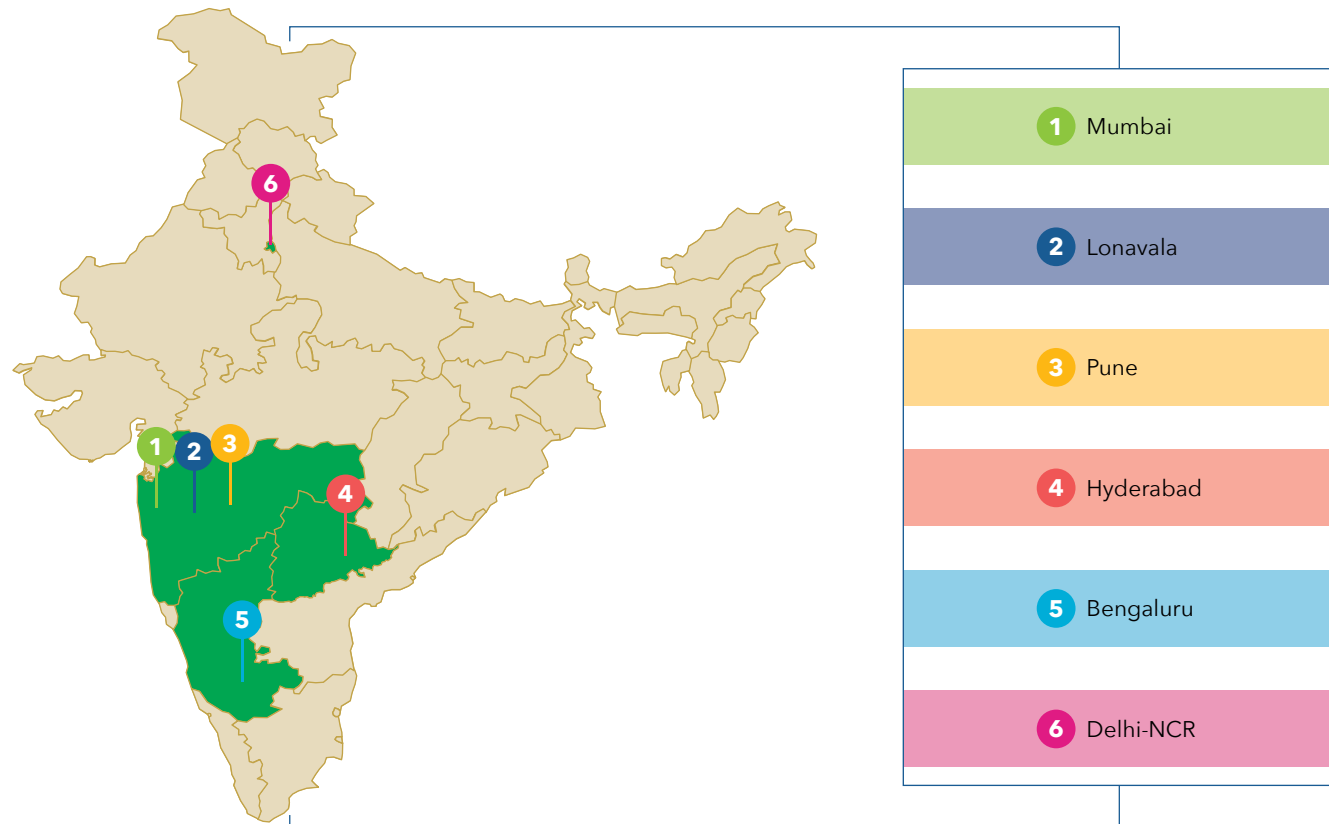
Our strength lies in our ability to find prime locations and craft exceptional properties that support globally renowned hospitality brands. At Chalet Hotels, we wear many hats—serving as owners, developers, asset managers, and operators of upscale to luxury hotels and resorts across India. Our portfolio boasts 10 operational hotels, including one with an attached serviced residence, strategically situated in key markets such as the Mumbai Metropolitan Region, Hyderabad, Bengaluru, National Capital Region (NCR), Lonavala, and Pune. Additionally, we are in the process of designing and developing 2 new hotels in New Delhi and Navi Mumbai. Drawing from our wealth of experience, we meticulously manage and assess all the operating areas of our hotel assets, with a focus on consistently delivering exceptional performance. Moreover, we have integrated some commercial assets alongside our hotels, adapting a mixed-use strategy to optimise our real estate portfolio's potential.







## WHERE WE ARE

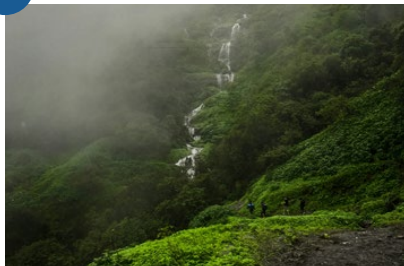


*Disclaimer: This map is a generalised illustration only for the ease of the reader to understand the locations and it is not intended to be used for reference purposes. The representation of political boundaries and the names of geographical features/states do not necessarily reflect the actual position. The Company or any of its directors, officers or employees, cannot be held responsible for any misuse or misinterpretation of any information or design thereof. The Company does not make a representation or warranty of any kind in connection to its accuracy or completeness.*

1 Gateway of India



2 Kune Waterfalls



3 Shreemant Dagdusheth Halwai Ganpati Mandir



4 Charminar



5 Vidhana Soudha



6 India Gate



## WHAT WE STAND FOR



The Westin Mumbai Powai Lake

To create extraordinary stakeholder value through enduring experiences for our guests, partners, colleagues and communities with a commitment to a sustainable future.

**Intent:** We keep stakeholders as key focus for why we do business. We create value when we create lasting experiences for four key stakeholders –our guests, partners, colleagues and communities.

## VISION

## VALUES

Our Values are the basis on which we build a strong and shared culture across all aspects of the business.



### Integrity

#### Do the right thing

We uphold the highest standards of integrity in all of our actions.



### Customer Centricity

#### Place customers at the forefront

Creating joyful experiences that delight and exceed guest expectations.



### Efficiency

#### Transform optimally

Our strength lies in being nimble, decisive and being proactive in our actions to deliver stated goals.



### Collaboration

#### Work as one

We harness differences and interdependencies to unleash the power of one.



### Sustainable Development

#### We grow responsibly

Focus on growth tempered with respect towards the environment and local communities.



### Respect

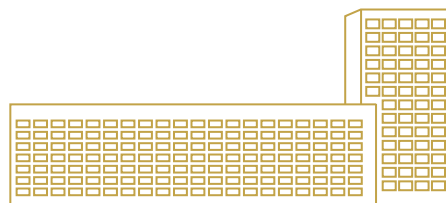
#### Recognising and enabling individual contribution and growth

We respect individual beliefs and diversity to provide a nurturing environment for our colleagues to grow.





# BOARD OF DIRECTORS



In the order of Left to Right

**Neel C. Raheja**  
Promoter and Non-Executive Director

**Arthur De Haast**  
Independent Director

**Radhika Piramal**  
Independent Director

**Hetal Gandhi**  
Chairman and Independent Director

**Joseph Conrad D'Souza**  
Independent Director

**Sanjay Sethi**  
Managing Director and Chief Executive Officer

**Ravi C. Raheja**  
Promoter and Non-Executive Director

# FROM THE CHAIRMAN'S DESK

Dear Stakeholders,

I am addressing you on the wings of a commendable year gone by – a testament to the hard work and dedication of our team, resulting in record-breaking performances every quarter of FY 2023-24.

## Milestones and Expansion

This year began with the grand opening of our second hotel in Telangana, The Westin Hyderabad HITEC City. We also expanded our existing property, Novotel Pune Nagar Road by adding 88 rooms. Our growth journey continued with the inclusion of our second leisure property, Courtyard By Marriott Aravali Resort. In the commercial segment, we completed the construction of the CIGNUS Powai Tower I in Mumbai and have commenced its marketing and leasing.

## Government Support and Industry Outlook

We are grateful to the Government of India for recognising the importance of the tourism sector as both a demand driver and an employment generator. Initiatives under the PM Gati Shakti National Master Plan and increased allocation of funds for tourism instill confidence and bode well for the future of our sector.

## Financial Performance

On the performance front, we achieved all-time highs with revenue at ₹ 14,370 million, EBITDA at ₹ 6,044 million, and PAT at ₹ 2,782 million. In April 2024, we successfully completed a Qualified Institutions Placement of Equity Shares, raising ₹ 10 billion. These funds have been utilised to reduce debt and for general corporate purposes, bringing our Debt-to-Equity Ratio to 0.65:1 as we enter the new financial year.

## Sustainability and Corporate Social Responsibility:

Sustainability remains a key focus for us. Our green building certifications this year set a new benchmark for environmental stewardship. We continue to endorse ESG standards and are making significant progress towards achieving our ESG goals. Our Corporate Social Responsibility initiatives focus on benefiting underprivileged communities, particularly people with disabilities and those from economically weaker sections. We are committed to reducing the impact of our operations on the environment and empowering individuals through structured community initiatives.



## Gratitude to Investors and Employees

To our investors, your belief in our vision has empowered us to innovate, expand, and deliver exceptional returns. Your confidence fuels our commitment to long-term value creation and sustainable growth. I extend my deepest gratitude to all our employees for their outstanding efforts and dedication. Their hard work and commitment have been instrumental in our success and in ensuring the satisfaction of our guests and stakeholders.

## Looking Ahead

As we continue to strive for excellence in service and innovation, we will carry forward the momentum and passion that define us. We aim to achieve even greater milestones and exceed expectations. Our journey is underpinned by a steadfast dedication to excellence, sustainability, and stakeholder value creation.

Celebrating today's achievements, we envision an even brighter tomorrow. Together, we lay the groundwork for future opportunities.

Once again, I want to thank you all for supporting the Management and reposing faith in their actions.

Yours sincerely,

**Hetal Gandhi**  
Chairman and Independent Director  
DIN 00106895







# FROM THE DESK OF THE MANAGING DIRECTOR



Dear Stakeholders,

It is with immense pride and great pleasure that we present to you the 39<sup>th</sup> Annual Report of Chalet Hotels Limited for the fiscal year 2024. The theme, 'Celebrating Today, Envisioning Tomorrow' highlights our remarkable progress for the year. We have expanded our portfolio by adding two new high-end hotels, broadening our geographical reach and consumer segments.

During the year, your company has achieved notable growth, creating more opportunities. The strong performance of our business underscores the dedication and resilience of the Chalet team, positioning us to meet diverse customer needs effectively. Our steadfast commitment to core values has fortified our market standing. Operationally, we have delivered some of our best quarters consecutively in 2023-24 driven by strategic acquisitions, inventory additions, and exceptional business performance. This report reflects Chalet Hotel's evolution into a comprehensive hospitality ecosystem, committed to creating sustainable value for all stakeholders.

The hospitality sector in India is experiencing a resurgence, driven by an increase in domestic and international tourism. This has led to strong demand and robust growth in occupancy rates. While new properties are being developed, the pace is measured. Positive Average Room Rate (ARR) trends indicate the industry's health and resilience, reflecting guests' willingness to spend on quality experiences.

This demand-supply arbitrage is pointing towards a longish upcycle and Chalet Hotels is at a sweet spot to benefit from these industry trends. The strength of our balance sheet enables us to pursue aggressive growth opportunities. Our current pipeline includes 900 additional hotel rooms, and our very active M&A team has been pivotal in expanding our portfolio. By capitalising on this potential, we have strengthened our revenue streams and offered exceptional and innovative experiences to our guests.

The key takeaway is the tremendous opportunity in the tourism and hospitality space in India, driven by the country's demographic strength. Favorable demand and supply dynamics have resulted in growth in occupancies, ADRs, and margins.

## Exceptional Financial Performance

In 2023-24 Chalet Hotels achieved outstanding results, with consecutive quarters of outstanding performance resulting in best ever annual Revenue ₹ 14,370 Mn, EBITDA ₹ 6,044 Mn and PAT ₹ 2,782 Mn. Our success was driven by strategic initiatives, a strong demand for travel, operational excellence, and increased RevPAR across our portfolio. During the year, your team took proactive steps for revenue leadership and cost optimisation measures through effective asset management, technology intervention and suitable capex investments.

**22%**

Revenue Growth

**20%**

EBITDA Growth

**52%**

PAT Growth







The year saw a healthy mix of organic and inorganic growth. Organically, we have expanded our portfolio by adding 92 rooms. Inorganically, we completed our third successful acquisition with the Courtyard by Marriott Aravali Resort, expanding our footprint in the NCR region and enhancing our leisure portfolio. This aligns with our stated growth strategy to expand into the leisure space at a drivable distance from the National Capital of Delhi. This strategic acquisition accentuates the Company's adaptability and growth prospects to capitalise on emerging opportunities and solidify its position as an industry leader. The opening of The Westin Hyderabad Hitec City marked a significant addition to our portfolio. This hotel is run by an outstanding all-women team. Building on this momentum, we are actively expanding our offerings by adding approximately 900 more rooms to our portfolio.

Your company's commitment to sustainability and social impact is woven deeply into its corporate ethos. This year, we expanded our green footprint to cover 3 million sq. ft., achieved a commendable DJSI score of 57, and proudly secured a top 10 global ranking among hotels, resorts, and cruise lines. Additionally, we have improved our diversity ratios to 22%, underscoring our dedication to gender diversity and empowerment. Being recognised as a Great Place To Work® for five consecutive years further validates our efforts in creating an inclusive and supportive workplace culture. Our focus continues to be on reducing our environmental footprint, improving diversity of workforce and community building.

#### Envisioning Tomorrow | Empower the world of opportunities

As we approach the next chapter in our Company's journey, Chalet Hotels remains robust and committed to growth.

We have a healthy pipeline for inventory expansion, including capacity expansion of approximately 250 rooms at Bengaluru Marriott Hotel Whitefield and The Dukes Retreat Lonavala. We are also working on new assets like 'Taj' at Delhi Airport and 'Hyatt Regency' in Airoli, Navi Mumbai. Additionally, we are developing CIGNUS POWAI® Tower 2, a commercial building, which will add approximately 8 lakh sq.ft. to our existing 24 lakh sq. ft. of office portfolio. This alternate asset class in annuity form is a well thought out strategy to counter the cyclical nature of the hotel industry. We are confident that this will serve us very well in times to come.

Our residential project at Koramangala, Bengaluru is selling extremely well at rates significantly higher than envisaged earlier. We expect the project to add material cash flows to our business over the next 18-24 months.

In April 2024, we successfully completed ₹ 10 billion Qualified Institutions Placement (QIP), strengthening our financial foundation. Chalet's strategy of high capital productivity and optimal balance sheet leverage, positions us well for sustained growth.

Looking ahead, we are committed to significant growth, with approximately ₹ 15 billion earmarked for the next two years.

As we ride the wave of the current upcycle, I would like to convey a note of gratitude to our dear shareholders who have supported us through thick and thin. I would also like to put on record my gratitude to 3000 odd associates who work tirelessly at our hotels and other locations to deliver very high levels of guest satisfaction and shoulder a significant load for the well-being of the shareholders of the Company.

Yours sincerely,

**Sanjay Sethi**

Managing Director & Chief Executive Officer  
DIN : 00641243



The Westin Hyderabad Hitec City



Artist Rendering CIGNUS POWAI® Tower 2



Artist Rendering 'Hyatt Regency' at Airoli Navi Mumbai



Artist Rendering 'Taj' at Delhi Airport







# OUR BUSINESS MODEL

## Active Asset Management & Operating Model



- Track record of delivering robust financial and operational performance
- Focused on ramping-up in-house capabilities in hotel management
- Responsible growth by leading ESG initiatives and benchmarks for the industry

Improvement in adjusted EBITDA margins from 41.3% in FY 2022-23 to 43.8% in FY 2023-24

Better than Industry headcount metrics: Average staff to room ratio ranges from 1.1 to 2.1 for 4-star to 5-star deluxe\*\* while the ratio in our case is 0.93

## Growth From Quality Developments & Acquisitions



- New developments and acquisitions done with a focus on generating high returns on capital employed
- Focused on maximising returns - Strong emphasis on asset maintenance & refurbishment
- Tangible pipeline of asset additions providing visibility of future growth

Addition of 418 keys and 1.2 msf office space in the operating portfolio in last 12 months\*

Building up a pipeline to increase hospitality keys by ~28% and office pipeline by ~37% by FY27

Brownfield assets acquired with capacity addition opportunities, leading to incremental returns on investments

Residential project revived

Realigned assets based on market conditions

Efficiencies on Greenfield hotel development

## High-end Hotels Strategically Located in CBDs of Key Metro Cities & Leisure Locations

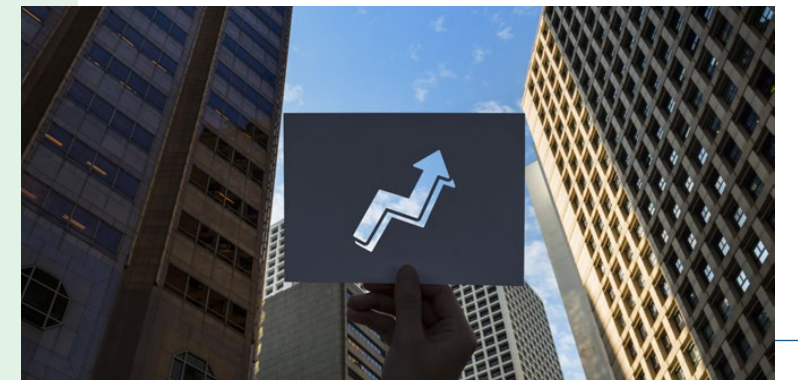


- Combining right hotels in right locations with right brand partnerships
- Strategically maximising development potential with complementary commercial spaces and creating an additional diversified revenue stream

Diversified revenue streams by building complementary commercial assets

Allows us to counter any cyclicity impact on the portfolio

## Poised to Benefit from Industry Trends



- The Indian economy is on a strong growth path
- Hospitality continues to be on the rise and our assets are located in the key metro cities and drivable leisure locations near metros
- Long term demand growth outpacing the supply growth in all key markets, benefitting the asset owners

The government's emphasis on 'Make in India' & 'Dekho Apna Desh'

Strong push on tourism related infrastructure development

Positive policy environment

Pan-India demand expected to grow by 11.6% from FY 2022-23 to FY 2026-27, with supply growth of 9.0%. Within the supply Luxury to grow by 5.3% and Upper-upscale by 7.2%\*

\*as of March 31, 2024, \*\* as per FHRAI data, #Horwath HTL









## Enhancing Strategic Resilience

We have identified key long-term strategic pillars to create a positive impact while fulfilling stakeholder expectations. These pillars include:

### Sustainable Best Practices

Chalet Hotels strives to grow the business sustainably, ensuring least adverse environmental impact. We will continue our efforts to manage water and energy consumption and invest in cutting-edge technology solutions for energy efficiency and green buildings starting from project conceptualisation stages.

### Drive Growth

We are dedicated to enhancing our asset portfolio through effective management, exploring new hospitality revenue streams, and considering alternate uses for our assets. At the same time, we aim to consistently grow our portfolio by developing and acquiring new assets while continually assessing and exploring new geographic markets with long-term demand potential.

### Maximising Returns

We generate value for our stakeholders by strategically utilising and deploying available capital to maximise returns on investment. By emphasising cost controls and regularly conducting cost-benefit analyses, we ensure long-term, sustainable benefits. We also carefully evaluate the optimal use of our assets and repurpose them as necessary.

### Industry-Leading Operating Performance

We are committed to building a strong in-house team and collaborating with industry leaders to enhance and optimise the performance of our existing and upcoming properties. Our strategy includes integrating design efficiencies, centralising essential functions such as laundry and finance, adopting new industry trends and technologies, and fostering talent development throughout the organisation.

### Nurture Relationships

We prioritise cultivating mutually beneficial relationships with both internal and external stakeholders. Our strong customer focus and people-centric initiatives empower our employees to adapt effectively to a rapidly changing operating landscape. We strive to hold executive positions in key industry trade bodies to promote overall industry growth and actively engage with the government on policy development for the sector.



Earth Day celebrations at The Dukes Retreat, Lonavala

#### Capital Trade-offs

	Sustainable Best Practices	Drive Growth	Maximising Returns	Industry Leadership in Operating Performance	Nurture Relationships
Financial Capital	Positive	Positive	Positive	Positive	Neutral
Natural Capital	Positive	Neutral	Neutral	Neutral	Positive
Human Capital	Positive	Positive	Neutral	Positive	Positive
Social and Relationship Capital	Positive	Neutral	Positive	Neutral	Positive
Manufacturing Capital	Positive	Positive	Positive	Positive	Neutral
Intellectual Capital	Positive	Positive	Positive	Positive	Positive
Trade-Off Reason	Sustainability is one of the focus areas of growth for the Company and has a significant impact on key business decisions	<ul style="list-style-type: none"> <li>Drive business growth through asset management and finding new revenue sources</li> <li>Strategic expansions</li> </ul>	Ability to maximise returns by strategic deployment of funds for long term and sustainable benefits	Strong in-house team along with partnering with industry leaders to enhance and optimise the performance	<ul style="list-style-type: none"> <li>Fostering mutually beneficial relationships with internal and external stakeholders</li> <li>Empowering employees</li> </ul>

Our Long-Term Strategic Pillars	Implementation Approach	Capitals Impacted	SDGs met
Sustainable Best Practices	<ul style="list-style-type: none"> <li>Focus on developing green buildings for all assets: built or acquired</li> <li>Align water and energy usage with occupancy</li> <li>Invest in technology driven tools to drive energy efficiency and increasing the use of non-fossil fuel for a cleaner environment</li> </ul>	Intellectual Capital Natural Capital	<div>8 DECENT WORK AND ECONOMIC GROWTH</div> <div>9 INDUSTRY INNOVATION AND INFRASTRUCTURE</div> <div>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</div> <div>17 PARTNERSHIPS FOR THE GOALS</div>
Drive Growth	<ul style="list-style-type: none"> <li>Continue to use our robust asset management capabilities to drive market leading performances</li> <li>Exploring new avenues of hospitality revenues</li> <li>Sweating of every square feet of assets</li> <li>Maintaining a healthy pipeline of asset additions</li> <li>Exploring new geographies with high potential for long-term demand</li> </ul>	Financial Capital Human Capital Manufactured Capital	<div>8 DECENT WORK AND ECONOMIC GROWTH</div> <div>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</div> <div>17 PARTNERSHIPS FOR THE GOALS</div>
Maximising Returns	<ul style="list-style-type: none"> <li>Evaluating and implementing cost rationalising measures to derive long term benefits</li> <li>Testing best end use of all assets and repurposing wherever deemed necessary</li> <li>Fast-tracking development to advance revenue earning capability of capital</li> </ul>	Financial Capital Manufactured Capital Intellectual Capital	<div>8 DECENT WORK AND ECONOMIC GROWTH</div> <div>9 INDUSTRY INNOVATION AND INFRASTRUCTURE</div> <div>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</div>
Industry-Leading Operating Performance	<ul style="list-style-type: none"> <li>Optimising usage of existing assets and partnering with industry leaders</li> <li>Centralising key functions</li> <li>Focusing and nurturing talent throughout the system</li> </ul>	Intellectual Capital Social & Relationship Capital Financial Capital	<div>8 DECENT WORK AND ECONOMIC GROWTH</div> <div>9 INDUSTRY INNOVATION AND INFRASTRUCTURE</div> <div>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</div>
Nurture Relationships	<ul style="list-style-type: none"> <li>Strong customer focus and people-centric initiatives help empower our employees to better adapt to a fast-changing operating landscape</li> <li>Hold executive position in key industry trade bodies and participate in policy developments and changes in the industry with the government</li> <li>Build relationships with our business partners</li> </ul>	Human Capital Social & Relationship Capital	<div>4 QUALITY EDUCATION</div> <div>5 GENDER EQUALITY</div> <div>17 PARTNERSHIPS FOR THE GOALS</div>

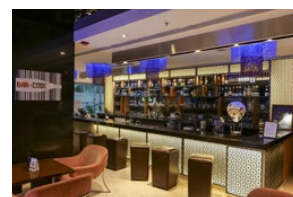


## ESG

## Investing responsibly for sustainable value creation



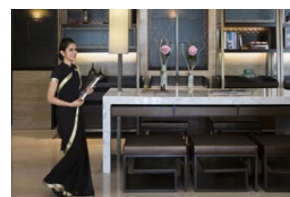
## Supported by robust governance



Investors and Promoters



Customers



Hotel Operators

Relevant Organisational Functions They Directly Engage With						
Investor Relations and Secretarial Team, Corporate Governance	Business Teams, Service Quality, Data Security	Hotel operations, Business teams, Operational and resource efficiency	Employee well-being, human capital development	Supply chain management, awarding tenders through the procurement team	Legal secretarial, compliance with systems and regulations	Ngo partnerships, community development
Modes of Engagement						
Meetings, investor calls, financial reports, site visits	Industry Conferences, Customer Satisfaction Assessment (through brand partners), Online reviews, surveys, social media, feedback forms, face-to-face interactions with hotel staff	Regular business meetings, performance reviews, training and development programs, surveys, web portals	Associate surveys, feedback sessions, group interactions, one-on-one meetings with managers, training and development programs, mailers	Regular business meetings, supplier assessments, sustainability performance monitoring and reporting	Compliance reporting, filings, industry representations, correspondent meetings, inspections and audits, consultation on policy changes and new regulations	Csr activities, employee volunteering, social and environmental initiatives, community outreach programs, surveys, newsletters, public consultations and events
Frequency						
Quarterly Results, Quarterly Earnings Conference Calls, and meeting as and when required	Ongoing	On-going frequency, adherence to applicable regulatory and legal norms as per the location of our hotel operators	Regular and on-going	Ongoing	As mandated by the regulatory authority	Ongoing
Key topics Discussed						
Financial performance, expansion plans, sustainability initiatives, risks and opportunities, focus on governance, regulatory compliance, greater transparency and disclosures, health EBITDA margins and stakeholder confidence	Customer satisfaction, brand tenants with respective associated hotels managed by Chalet, customer service, hotel facilities, room quality, food and beverage options, activities and events, sustainability efforts	Operational performance, guest experience, staff retention and development, sustainability initiatives, closely partner to support the goals of the Company and its operating partners.	Working conditions, training and development, career opportunities, performance feedback, sustainability initiatives	Quality of products and services, sustainability efforts, responsible procurement, supply chain transparency	Compliance with laws and regulations, safety and security standards, sustainability initiatives, community engagement	Local community needs and concerns, environmental and social impact, community development, social responsibility initiatives
Inferences						
Investors and promoters are interested in the financial health and future prospects of the Company. Sustainability initiatives can improve brand image and long-term financial viability, while building investor confidence.	Long-term customer relationships and customer feedback can help identify areas for improvement and enhance guest experience. Sustainability efforts can attract and retain eco-conscious customers.	Collaboration with hotel operators can help achieve operational efficiency, enhance guest experience and promote sustainability.	Enhanced employee engagement, satisfaction, and retention promoting a positive work culture. Year-on-Year growth strategy, Key strengths of business: location, demand build up. Efficient building design. Diversity and inclusion, Training on good governance.	Long term association, strengthened supplier and vendor relationship, promote environmentally and socially responsible practices and mitigate supply chain risks.	Ethical business conduct, ensure compliance with laws and regulations responsible and sustainable practices.	Enhance community development, awareness and upliftment.

## Capitals Impacted

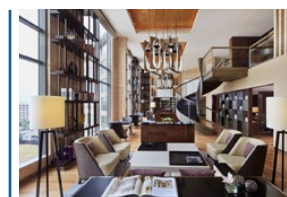


## Stakeholder Engagement Matrix

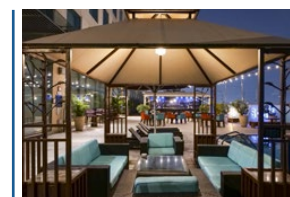
We engage with our stakeholders through multiple channels on an ongoing basis, allowing us to stay abreast of evolving stakeholder needs and garner feedback on our performance and products to enhance our operational efficiencies and relevance. Our business strategy is founded on the pillars of Strategic Priorities (Refer to page no. 22-23) and takes into consideration the possible impact on all our stakeholders.



Employees



Suppliers &amp; Vendors



Regulatory Authorities



Communities



## Materiality Assessment

### Prioritising

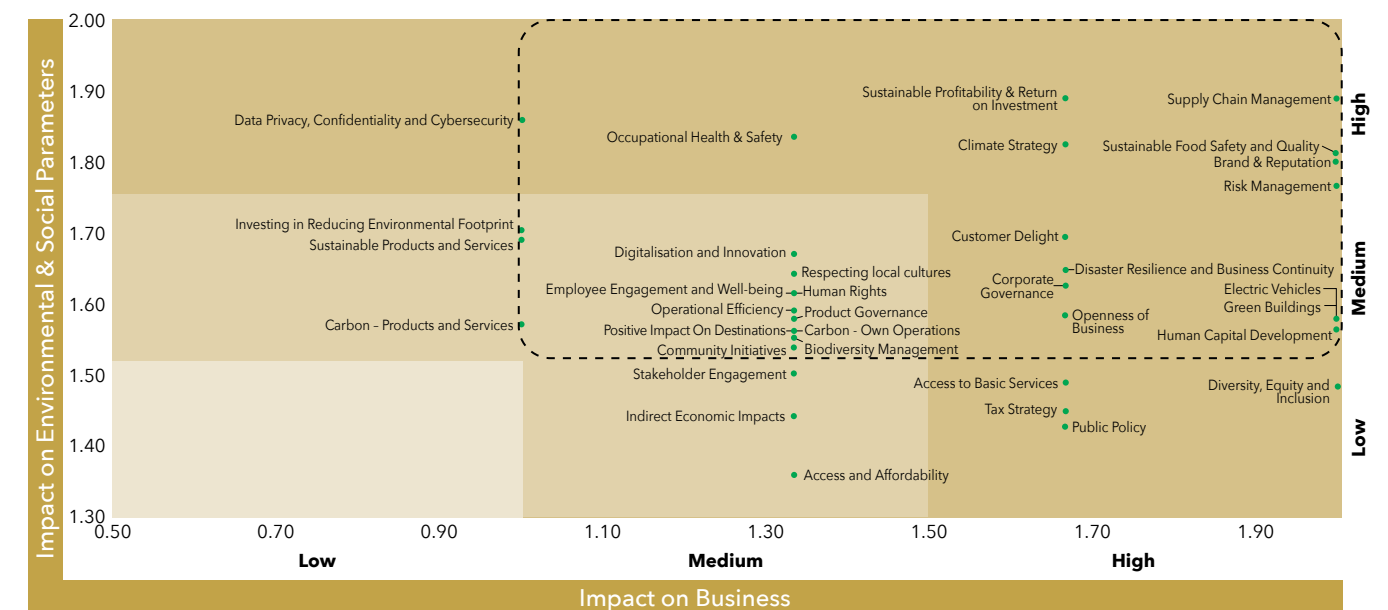
Materiality Assessment has always been imperative for the Company and we endeavor to revisit materiality every three years in order to adapt with changes in global trends, enhance accountability and transparency, meet regulatory compliances, facilitate inclusive stakeholder engagement, re-enforce our ESG Strategy to facilitate better ESG Integration in our business practices and decision-making. At Chalet Hotels, the Board ensures oversight of the Materiality Assessment process, which is comprehensively integrated into our Enterprise Risk Management (ERM) framework.

### Methodology

In FY 2023-24, we revisited our approach to materiality through a detailed double materiality assessment that considered impacts on strategic business priorities, financial implications as well as the impact of ESG parameters. This involved the analysis of international standards, sectoral trends, industry peers, ESG Ratings, our Enterprise Risk Management (ERM) framework and our ESG Commitments to arrive at a universe of material topics.

The exercise incorporated perspectives of identified internal stakeholders, including asset representatives and employees to identify and respond to the most pertinent issues related to our business objectives and stakeholders.

We revisited our approach to materiality and based on the impact on strategic business priorities, financial implications, stakeholder value creation and impacts on ESG parameters. Out of thirty-five universe of issues 25 material issues have been identified and prioritisation of these identified material issues is under progress. The outcomes of this process will be used to realign our ESG strategy and framework.



Refer to BRSR Page 132-136 for rationale, our management approach and capitals impacted for each of the material issues identified and prioritised.

### Our ESG Strategy

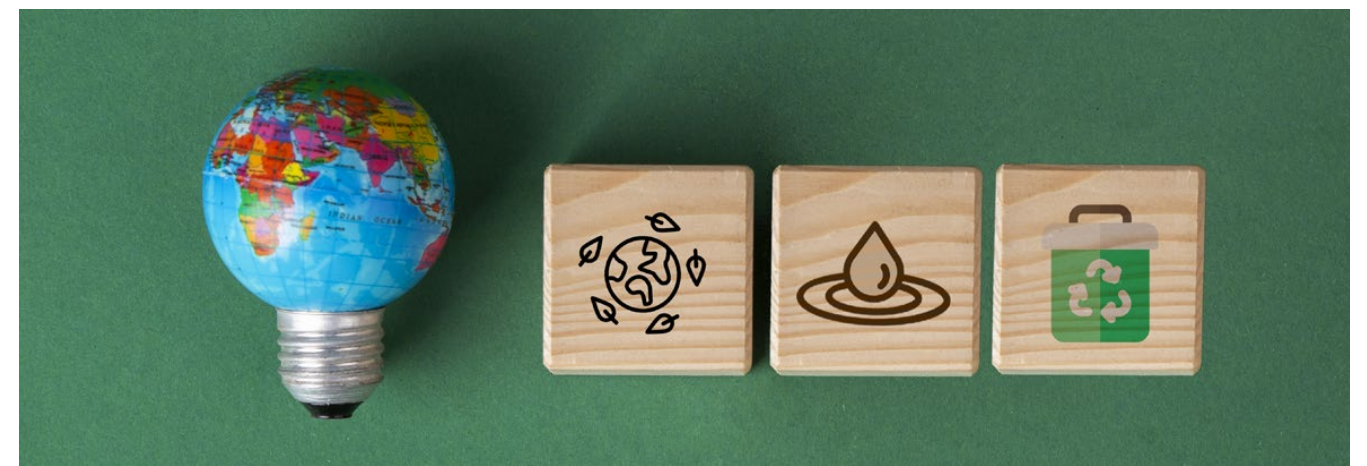
Chalet's ESG Strategy is focused on growth tempered with respect towards the environment and local communities.

### ESG Commitments & Highlights

Chalet ensures a balanced integration of ESG challenges and opportunities throughout every phase of our business development and ownership cycle. Sustainability is entrenched in the business philosophy and integrated into the plans, right from the design initiation stage of our projects and through their life cycle. Every initiative is reviewed from a social, ecological and economic perspective to measure the impact.

Our robust policy structure showcases our multifaceted approach to sustainability, encompassing initiatives aimed at reducing Greenhouse Gas (GHG) Emissions, obtaining Green Building Certifications, managing biodiversity, complying with regulations, promoting diversity and inclusion, enhancing cybersecurity measures, and managing our supply chain responsibly.

In FY 2023-24, Chalet Hotels developed a detailed roadmap with finalised Key Performance Indicators (KPIs) encompassing short-term and long-term objectives aligned with each focal area outlined within its strategic pillars. Emphasis was placed on initiatives pertaining to decarbonisation, water and waste management, strategic community engagement and development.





Environmental Stewardship

Focus Areas	KPIs and Targets	FY 2023-24 Performance Highlights
Climate Strategy	Scope 1 and 2 GHG Emissions: 21% absolute reduction by 2025	17% absolute reduction with respect to FY 2019-20 baseline
	Scope 3 GHG Emissions	Initiated accounting of relevant of Scope 3 categories
	Renewable Energy: RE100 by 2030	61% renewable energy share in the overall energy portfolio
	Electric Vehicles: 100% EV fleet for guests and charging stations across all properties	The Westin Hyderabad HITEC City and Novotel Pune Nagar Road operate with 100% EV fleet for guests EV charging stations across all properties.
Reducing Ecological Impacts	Water Stewardship	All properties have Zero Liquid Discharge
	Waste Management: 100% recycling or composting year-on-year	100% waste diverted from landfill
	Biodiversity	Conducted Biodiversity Assessment for The Dukes Resort, Lonavala
Green Buildings	Green Building Certifications: Attain LEED or IGBC certified with Gold rating or above	3.1 million sq.ft. Green Certified area (including the certification for operational assets and projects under development)

Empowering Employees and Community

Focus Areas	KPIs and Targets	FY 2023-24 Performance Highlights
Employee Welfare	Diversity, Equity and Inclusion(Target of 25% women in the workforce by 2025)	22% women in the workforce
	Learning and Development	82 average training hours per employee
	Employee Satisfaction Score	91 average employee engagement score
	Health and Safety: zero fatalities by 2030	No fatalities across the portfolio in the last two financial years
	Human Rights Training: 100% employees under trainings on human rights by 2024	100% employees* of all operational assets are covered
Community Development	CSR Need Assessment	Conducted Need and Impact Assessments for Chalet's CSR initiatives
	CSR Impact Assessment	

\*Employees include all On Roll permanent employees

Note: Four Points By Sheraton Navi Mumbai, Vashi and The Dukes Retreat Lonavala cover human rights aspects partially

Resilient Business

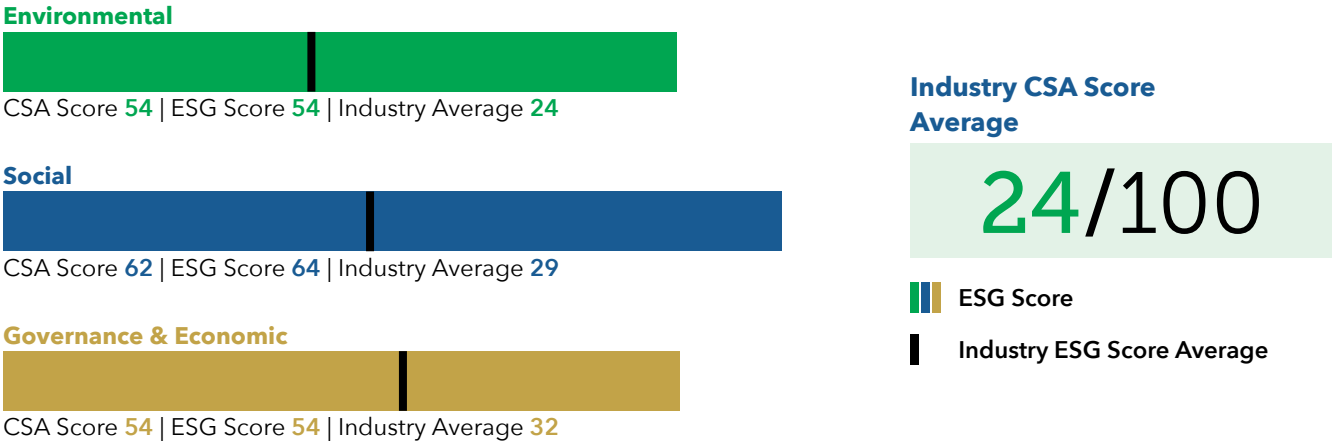
Focus Areas	KPIs and Targets	FY 2023-24 Performance Highlights
Responsible Investment & Procurement	ESG Due Diligence	Developing the ESG Due Diligence framework
	Supplier Code of Conduct: 100% Adherence	100% critical suppliers acknowledged the Supplier Code of Conduct
	E&S Assessment of value chain partners	25% value chain partners were assessed
	Local Sourcing	94.7% local procurement by value
Automation & Digitalisation	IoT Enabled Automation	Digital check-ins, mobile key, Building Management System, IOT system for HVAC

Chalet Hotels Limited

Elevates Sustainability Performance



Score breakdown



Top Ranking in S&P Global Dow Jones Sustainability Index (DJSI)

Chalet achieved an overall score of 57 out of 100 (CSA Score Date: February 16, 2024), reflecting a 14-point improvement over the past year. This progress highlights substantial advancements across all three pillars of sustainability. CHL has emerged as a standout performer among 82 participating companies, securing 8<sup>th</sup> position in the TRT Hotels, Resorts and Cruise Lines category.

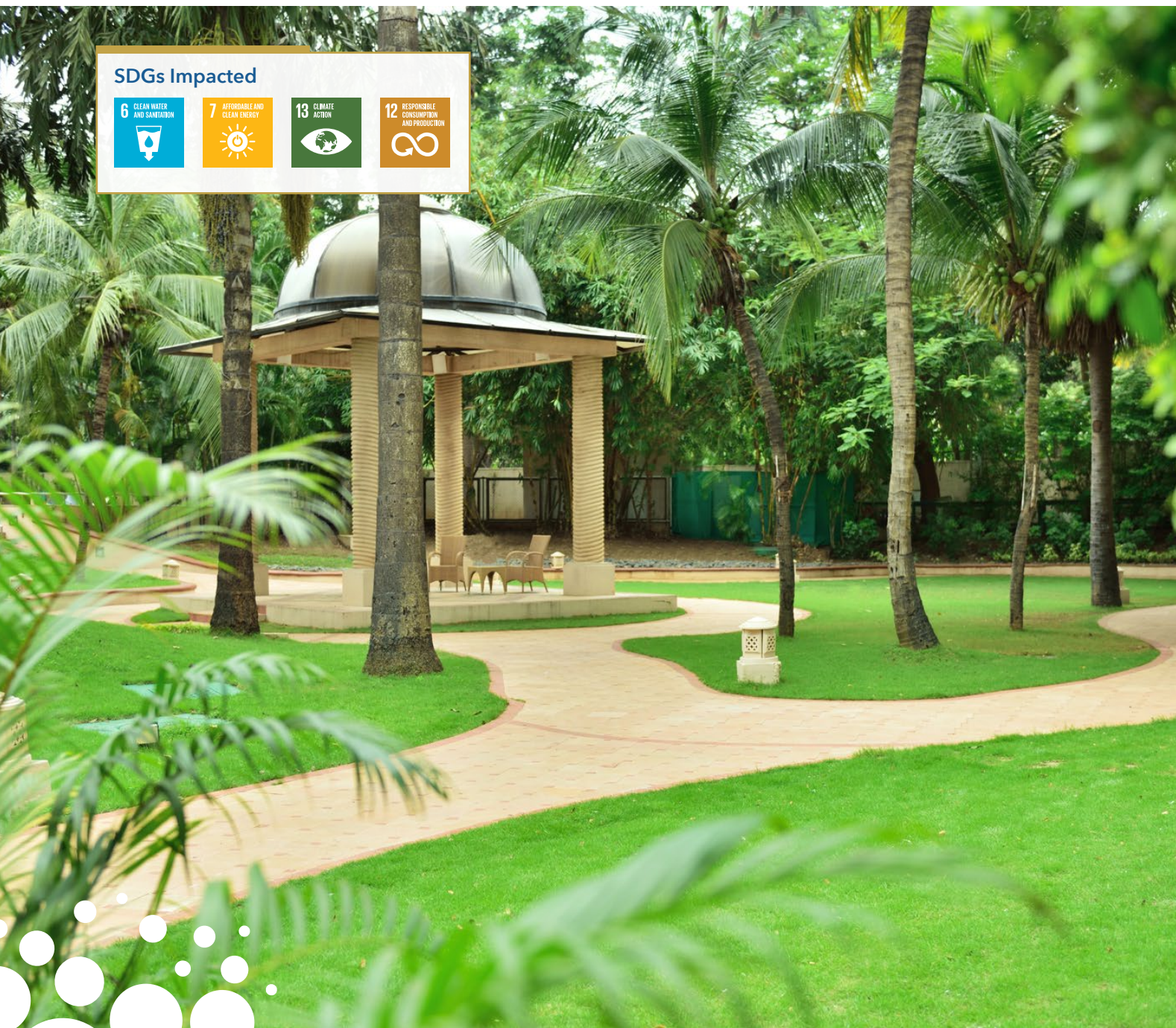




# NATURAL CAPITAL



## SDGs Impacted



Lakeside Chalet, Mumbai-Marriott Executive Apartments

## Performance Highlights: FY 2023-24

- Green Certified Properties: **5**  
(as of March 2024)
- Scope 1 and 2 GHG Emissions Intensity (tCO<sub>2</sub>e/Available Room/Day): **0.02**
- Energy Consumption Intensity (GJ/Available Room/Day): **0.24**
- Water Consumption Intensity (KL/Available Room/Day): **0.56**
- All of our properties have **Zero** Liquid Discharge (ZLD) status

## Material Topics



## Stakeholders Impacted



## Our Approach

At Chalet Hotels, our commitment to protecting natural capital is centered on ensuring operational eco-efficiencies in energy, water, and waste management, conducting climate and biodiversity risk assessments, and developing a viable Net Zero Roadmap. Our transition towards Net Zero involves re-evaluating our operations, including property-based electricity consumption, water stewardship, fuel consumption, and GHG emissions accounting across Scope 1, 2, and 3. We aim to maximise the use of renewable energy across our assets and ensure effective waste management.

## Environmental and Social Management System (ESMS)

We have introduced a dedicated Environmental and Social Management System to ensure that all projects under construction follow Environmental and Social Parameters, towards continuous improvement of our environmental performance, ensuring oversight by the Board of Directors.

- To ensure compliance with all applicable environmental regulations
- To set targets and objectives towards reducing our environmental impact
- To proactively raise awareness towards our Environmental Policy and environmental impact for all identified internal and external stakeholders
- To ensure training for our employees to understand the impact of their work/activities on the environment





## Energy Management

At Chalet, we have implemented energy efficiency measures to reduce consumption and integrated renewable energy aimed at reducing dependence on non-renewable energy and fossil fuels. We have set Scope 1 and 2 emission reduction targets based on the 1.5°C scenario. This aims at decreasing emissions by 21% by 2025 and 42% by 2030. These initiatives not only elevate our service quality but also meet the evolving needs of guests seeking environmentally conscious spaces.



### Climate Group Initiatives

#### Renewable Energy

RE

100

100% renewable energy usage by FY 2030-31

61% in FY 2023-24

This helps avoid our Scope 2 GHG Emissions by more than 20,000 tCO<sub>2</sub> and decrease our grid electricity consumption, which currently stands at over 19,755.08 MWh.

#### Sustainable Hospitality through RE Integration

In FY 2023-24, Chalet partnered with Tata Power Renewable Energy Limited (TPREL), a subsidiary of Tata Power, for pioneering a Group Captive Project. TPREL has committed to generate 13.75 million units of clean energy from renewable sources through this collaboration. This project aims to significantly reduce carbon emissions by ~9,762 tonnes annually (CO<sub>2</sub> Baseline Database for the Indian power sector guideline), fostering a more sustainable and environmentally friendly future for its valued clients in the hospitality industry.

EV

100

Entire guest fleet of EVs by FY 2024-25

The Westin Hyderabad Hitec City and Novotel Pune Nagar Road operate with **100%** EV fleet for guests.

To support this commitment, we have installed EV charging points across all our properties which are accessible to both employees as well as guests.

EP

100

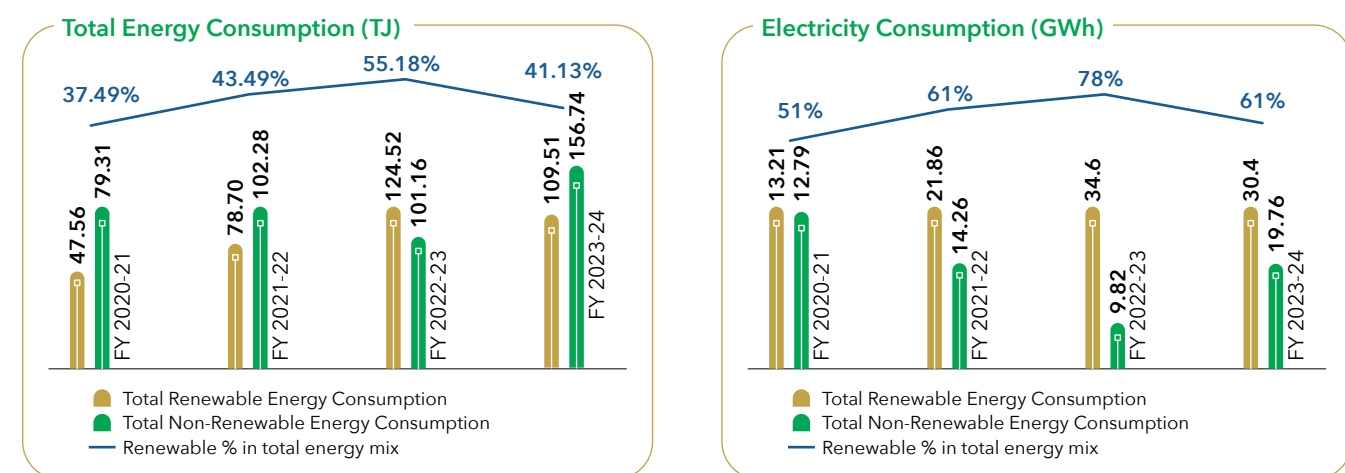
Double the energy productivity (revenue per unit of electricity consumed) by FY 2028-29, compared to the FY 2015-16 baseline

We are progressively investing in technology and IoT-enabled solutions such as Digital check-ins, Mobile key, Building Management System, and an IoT system for HVAC, among others., to reduce our energy consumption.

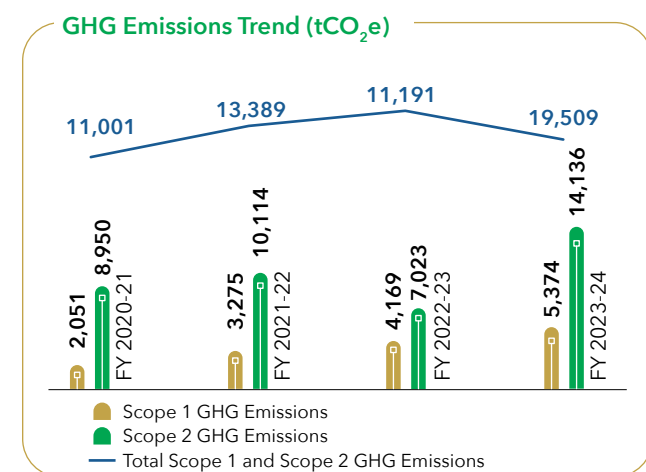
During FY 2023-24, we invested in technologies to improve energy productivity in collaboration with International Finance Corporation (IFC). The projects contribute 3.92% of total CAPEX of the reporting year.

## Energy Performance

### Energy Consumption: FY 2023-24

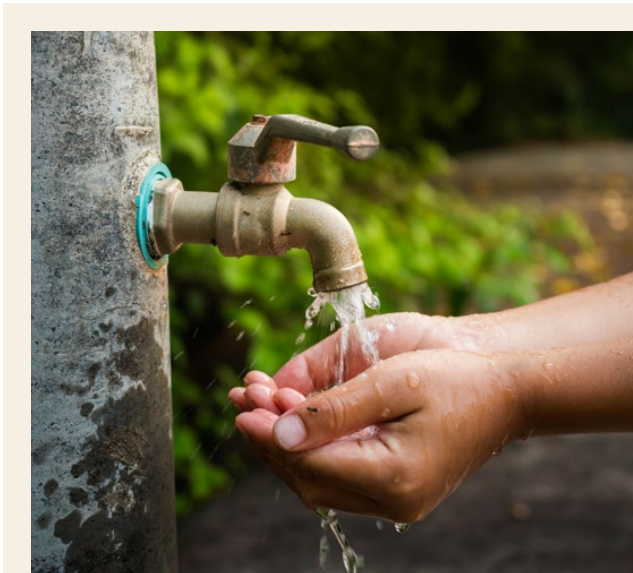


As compared to the FY 2019-20 baseline, our energy consumption has increased by 5.96% as there is an increase in number of guest nights. Increased integration of Renewable Electricity (RE) in our overall electricity consumption mix across our portfolio has enabled us to achieve 61% of RE.



As compared to the FY 2019-20 baseline, our Scope 1 and 2 GHG Emissions have reduced by 17%.

Additionally, we calculated our emissions from Ozone Depleting Substances (ODS), which stands at 2,028 tCO<sub>2</sub>e, making our total Scope 1 emission for the year as 7,402 tCO<sub>2</sub>e.



## Water Management

Chalet Hotels adopts practices that promote efficient water usage and implements measures such as in-house water treatment plants to facilitate the reuse and recycling of wastewater. This approach reduces our overall water requirements and ensures responsible wastewater management. We track water consumption annually to identify wastewater sources and implement strategies to reduce, reuse, and harvest water effectively.

As compared to the FY 2019-20 baseline, our water consumption has increased by 6.4% as there is an increase in number of guest nights.

### Reducing water consumption

We have installed aerators in taps, sensor-based taps, dual flushing in WCs, and waterless urinals to reduce water consumption. At Chalet Hotels, we ensure that our guests are provided with an optional in-out feature applicable for linen changes on a daily basis.

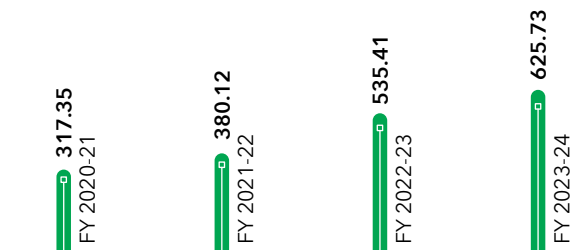




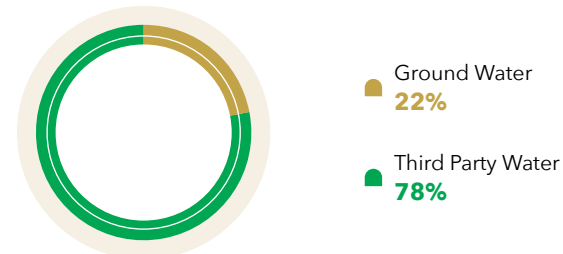
### Wastewater Treatment

At Chalet Hotels, all wastewater generated by our hotels is treated in Sewage Treatment Plants (STPs), wherein organic waste is degraded, decomposed, filtered, and treated with appropriate chemicals. We ensure that the treated water is repurposed for horticulture, housekeeping, sanitary requirements, and cooling.

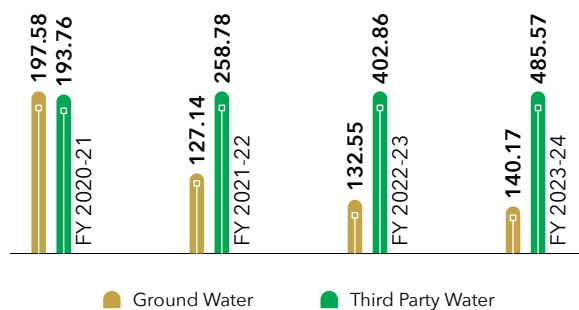
#### Water Consumption (ML)



#### FY 2023-24: Water Withdrawal (ML)



#### Water Withdrawal (ML)



### Water Harvesting

We recharge groundwater through our recharge pits and the utilisation of a ring well recharge system. All of our properties are equipped with rainwater harvesting storage tanks, wherein rainwater is then pumped to the water treatment plant for filtration.

#### Impact of STPs and Rainwater Harvesting

Rainwater harvesting storage capacity of 829 KL with a combination of 26 Recharge pits that takes care of groundwater recharge. This is equivalent to flushing water requirement\* of more than 4000 families.

Installed capacity of 4,627 m<sup>3</sup>/ day of STP to reduce the demand of potable water; Treated water is getting used for irrigation, cooling tower and flushing requirement.

\*Assuming 45 litres/person/day and family of 4 members.

## Waste Management

Chalet Hotels promotes efficient use of resources and adopts measures to reduce waste generation at source, explore the possibilities for reusing and recycling wherever possible along with inclusion of solutions for resource efficiency. We utilise a comprehensive waste management system that involves monitoring, tracking, and disposing of waste in an environmentally responsible way which meets regulatory compliances.

**Hazardous waste** of 29.06 MT for FY 2023-24 constituted used cooking oil, e-waste, used DG oil, used DG Filters and DG coolant, all of which is recycled offsite through an authorised third-party vendor. We have a cooking oil recycling program where we partner with a MPCB-certified vendor to recycle used or waste cooking oil and convert it to biofuel. We are looking forward to expanding this practice throughout our portfolio<sup>^</sup>.

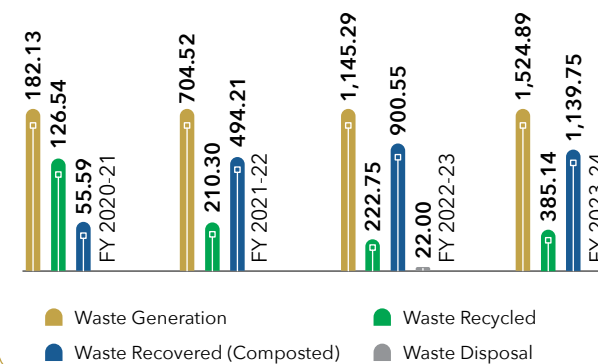
<sup>^</sup> except The Dukes Retreat Lonavala

**Non-hazardous waste** of 1,495.83 MT for FY 2023-24 constitutes plastic waste, wet waste and dry waste, metals, broken glass. We are recycling 100% of our wet waste onsite through Organic Waste Composters (OWC), that converts organic wet waste into manure which is being used for horticultural purposes. Our dry waste, including e-waste and glass waste, is collected, segregated, and given to authorised third-party vendors for further recycling and disposal according to regulations.

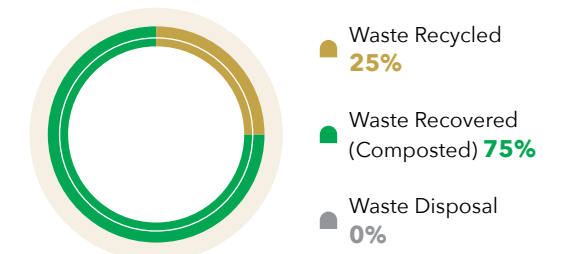
To minimise the usage single-use plastics, we have implemented several initiatives. These include replacing plastic water bottles with glass bottles and using wooden stirrers, paper straws, cloth laundry bags, and bathroom amenities with dispensers. Additionally 2,965.86 MT of construction and demolition waste has been generated from our projects under development. We are in the process of streamlining the efforts on segregation and treatment of construction and demolition waste.



#### Waste Management (MT)



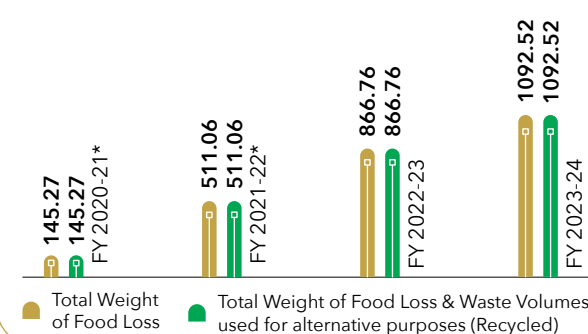
#### FY 2023-24: Waste Management (MT)



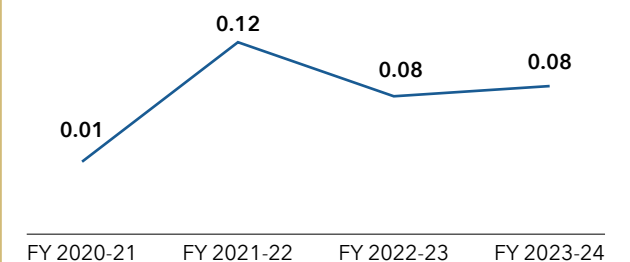
Our recycling initiatives have helped us recycle 100% of our waste generated in FY 2023-24.

At Chalet, we seek to segregate our food loss & waste generated by food category, lifecycle stage and have developed programs to measure, monitor, reduce and recycle our food loss & waste for alternative purposes. We are committed towards the minimisation of our food loss & waste by 2030. Towards this endeavor, we proactively collaborate with our identified upstream and downstream value chain partners towards the reduction of the amount of food loss & waste. As of FY 2023-24, our progress is detailed below.

#### Food Loss & Waste (MT)



#### Food Loss & Waste Intensity (MT/Turnover in Million ₹)



\*In FY 2020-21 and FY 2021-22 the nos. indicate lower food loss as a result of lower guest nights due to pandemic.





**Ultra Filtration Plants**

We have introduced Ultrafiltration plants to improve the treatment of sewage treatment plant (STP) water. This upgrade has led to enhanced water quality, reduced turbidity, and maintained pH levels. The treated water is utilised for horticultural and air conditioning purposes, contributing to the reduction of freshwater consumption and enhancing overall operational efficiency.

**Organic Waste Converters**

To effectively manage food waste generated within our hotels, we have installed Organic Waste Converters (OWC). Wet waste generated on the premises undergoes treatment in natural waste composters, where organic materials are processed under favorable conditions, yielding compost. This compost is subsequently utilised for horticultural purposes.

**Impact of Organic Waste Converters (OWCs)**

Installed capacity of 5,200 Kg/day of Organic Waste Converter (OWC). The treated waste in the form of manure is getting used for horticulture purposes.



The Dukes Retreat Lonavala

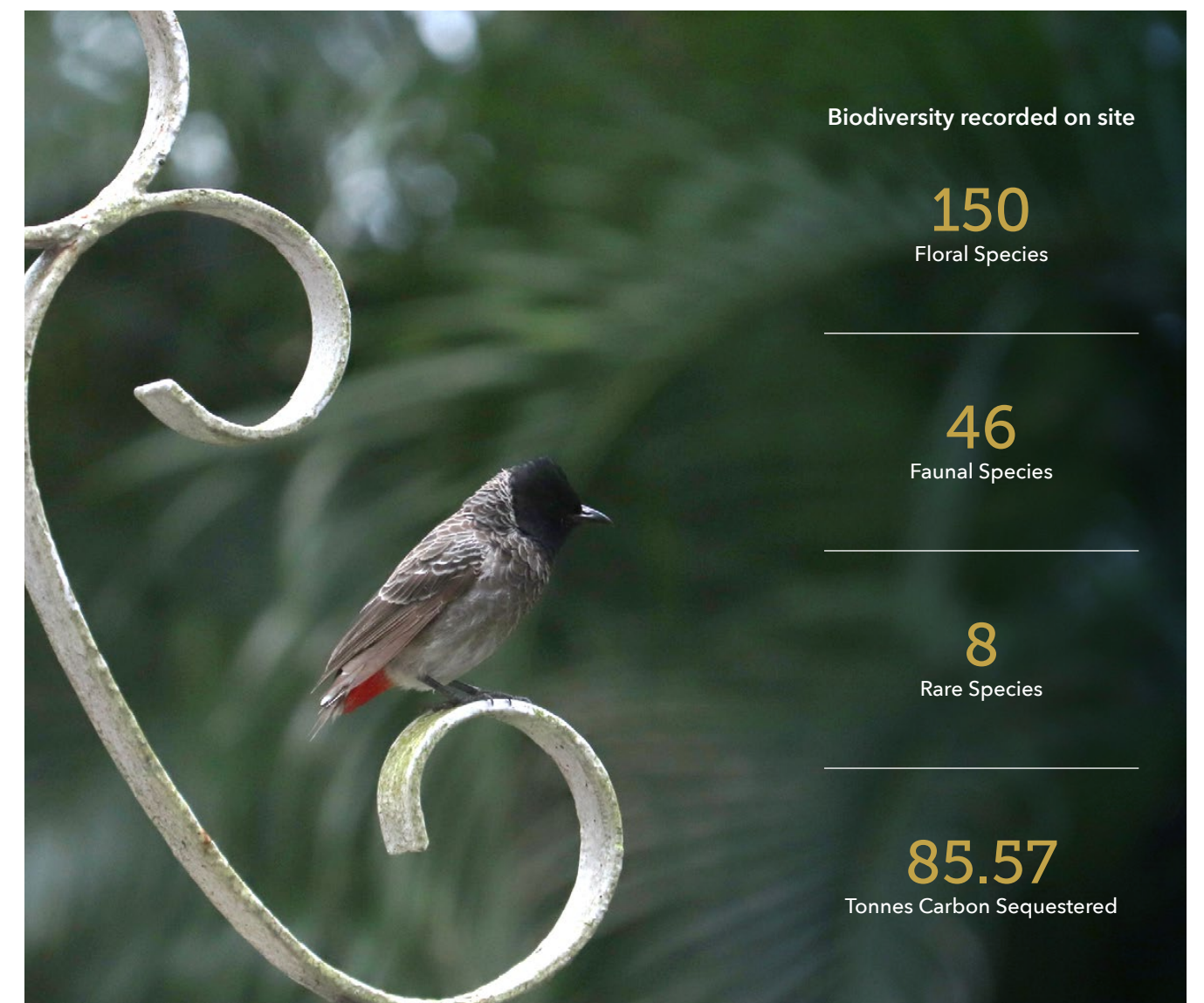
**Biodiversity Management**

Chalet is committed to ensuring minimal impact of our business operations on the surrounding biodiversity, adopting various measures for biodiversity conservation and achieving a net positive impact by 2030. To support this endeavor, we strive to create awareness about the importance of biodiversity and undertake initiatives in partnership with relevant stakeholders. Our commitment extends across our operations, supplier and business partners to avoid operational activities near sites containing globally or nationally important biodiversity.

Additionally, Chalet Hotels integrated elements of nature in the design phase across our hotels to ensure that guests have a holistic nature-based stay and experience. We assess dependency- and impact-related to flora and fauna through biodiversity assessments that extend across our operations and the adjacent areas.

**Biodiversity Assessment at The Dukes Retreat**

Biodiversity plays a significant role in the tourism and hotel industries, contributing to both their appeal and sustainability. Biodiverse environments, such as lush forests, pristine beaches, and diverse wildlife, attract tourists seeking unique and enriching experiences. These natural assets serve as the foundation for ecotourism and adventure tourism, driving economic growth in many regions. Hotels can also benefit by incorporating sustainable practices, which can include preserving local biodiversity through landscaping and conservation efforts, offering eco-friendly amenities, and supporting local communities. By doing so, they cater to environmentally conscious travelers while promoting the long-term well-being of the destinations they operate in.



The Dukes Retreat Lonavala







# MANUFACTURED CAPITAL



Chalet recognises that physical infrastructure and technological assets, that comprise our manufactured capital, are pivotal to ensuring exemplary guest experiences and maintaining operational efficiencies. It is imperative to manage this capital adeptly to extract value from current and future initiatives, while also mitigating risks stemming from fluctuating market demands, evolving customer expectations, and the impacts of climate change.

## SDGs Impacted



Bengaluru Marriott Hotel Whitefield

## Performance Highlights: FY 2023-24

### Hotel Portfolio

- No. of Hotels: **10**
- No. of Keys: **3,052**
- Brands: **8**
- Total Number of Room Nights Available: **11,13,980**
- Total Number of Room Nights Sold: **7,45,748**

### Commercial Portfolio

- Commercial Assets: **4**
- Mixed-use under the Rental and Annuity segment: **2.4 million sq. ft.**

## Our Approach

Chalet Hotels' strategy towards augmenting the operational efficiency of our manufactured capital involves expanding and modernising our infrastructure through the integration of new energy efficient technologies. This initiative aims to enhance the guest experience while concurrently minimising our carbon footprint.

## Property Development

We focus on constructing upscale hotels and resorts affiliated with renowned international brands and boutique office spaces with exceptional offerings, which facilitates revenue generation.

By engaging in property development endeavors, our objective is to enrich the interests of our stakeholders by harnessing our proficiency and solid affiliations with global hotel brands. We perceive this strategy as instrumental in broadening our revenue channels and seizing prospects within the real estate sector, thereby fostering the expansion of the hospitality industry in India.



JW Marriott Mumbai Sahar

## Certified Green Buildings

At Chalet Hotels, we are practicing integrated approach that encourages green building principles to get incorporated throughout the design, construction, and maintenance of the assets. Moreover, this approach aligns with our sustainability objectives and responds to evolving customer preferences for environmentally conscious accommodations. Collaborating closely with Green Building Councils (USGBC and IGBC), we have secured certifications for four of our properties with a total footprint of 16,29,607 sq. ft during FY 2023-24.

- 'The Westin Hyderabad HITEC City' received USGBC LEED Gold Certification\*.
- 'CIGNUS Whitefield Tower 1' received USGBC LEED Gold Certification\*\*
- 'CIGNUS Koramangala' received IGBC Platinum Precertification^
- 'Chalet Airport Hotel at Delhi' received USGBC LEED Platinum Precertification\*
- Chalet's Total Green Building footprint is 31,07,255 sq.ft.

\* V4 BD+C: Hospitality, \*\* V4 BD+C: Core & Shell, ^ New Building (Tenant Occupied)





## Salient Green Building Features

Site Planning	<ul style="list-style-type: none"> <li>EV ready charging facility</li> <li>Rainwater harvesting</li> <li>Heat island reduction</li> </ul>
Water Efficiency	<ul style="list-style-type: none"> <li>Efficient indoor water fixtures</li> <li>Irrigation management</li> <li>Water metering and monitoring</li> </ul>
Energy Efficiency	<ul style="list-style-type: none"> <li>Energy metering &amp; monitoring</li> <li>High performance double glazing for façade</li> <li>High-efficient chillers with VFD</li> <li>EC fans in AHU's &amp; CSU's</li> <li>40% reduction in lighting power density</li> <li>On-site renewable energy</li> <li>100% electricity on green tariff</li> <li>Low ODP refrigerants</li> </ul>
Material Management	<ul style="list-style-type: none"> <li>Lifecycle analysis reporting</li> <li>Construction waste management</li> <li>Organic waste converter</li> <li>Waste segregation and recycling</li> </ul>
Indoor Air Quality	<ul style="list-style-type: none"> <li>30% additional treated fresh air</li> <li>No smoking policy</li> <li>MERV-13 filters for fresh air units</li> <li>IAQ assessment</li> <li>Adequate daylight</li> </ul>

### LEED Gold Rating for The Westin Hyderabad HITEC City

The Westin Hyderabad HITEC City received LEED Gold Rating by the US Green Building Council (USGBC) in December 2023. This hotel operates completely on renewable energy and has only electric vehicles in its guest fleet, as well as EV charging infrastructure, in alignment with Chalet Hotels' commitment towards the Climate Group's RE100 and EV100 initiative. This achievement by our all-women team underscores Chalet's commitment to advanced global sustainability standards.



The Westin Hyderabad Hitec City attains the prestigious LEED® Gold Rating



The Westin Hyderabad Hitec City

## Energy Efficient Systems

We are progressively investing in technology and digital solutions that help us reduce our overall energy consumption, improve efficiency and reduce the maintenance cost. These systems also aid us in advancing towards achieving our EP 100 goals.

### Initiatives Undertaken in the Last Financial Year

- Replacement of old chillers with new energy-efficient High COP chillers.
- Replacement of old chilled water distribution pumps with new energy-efficient inline pumps with built-in demand control.
- Replacement of FCU chilled water control valves with pressure-independent balancing control valves (PIBCV).
- Installation of boiler flue gas recovery systems to harness energy from steam boiler exhaust flue gases.
- Retrofitting of water-cooled chiller with Variable Frequency Drive (VFD) for improved energy control during low-load conditions.



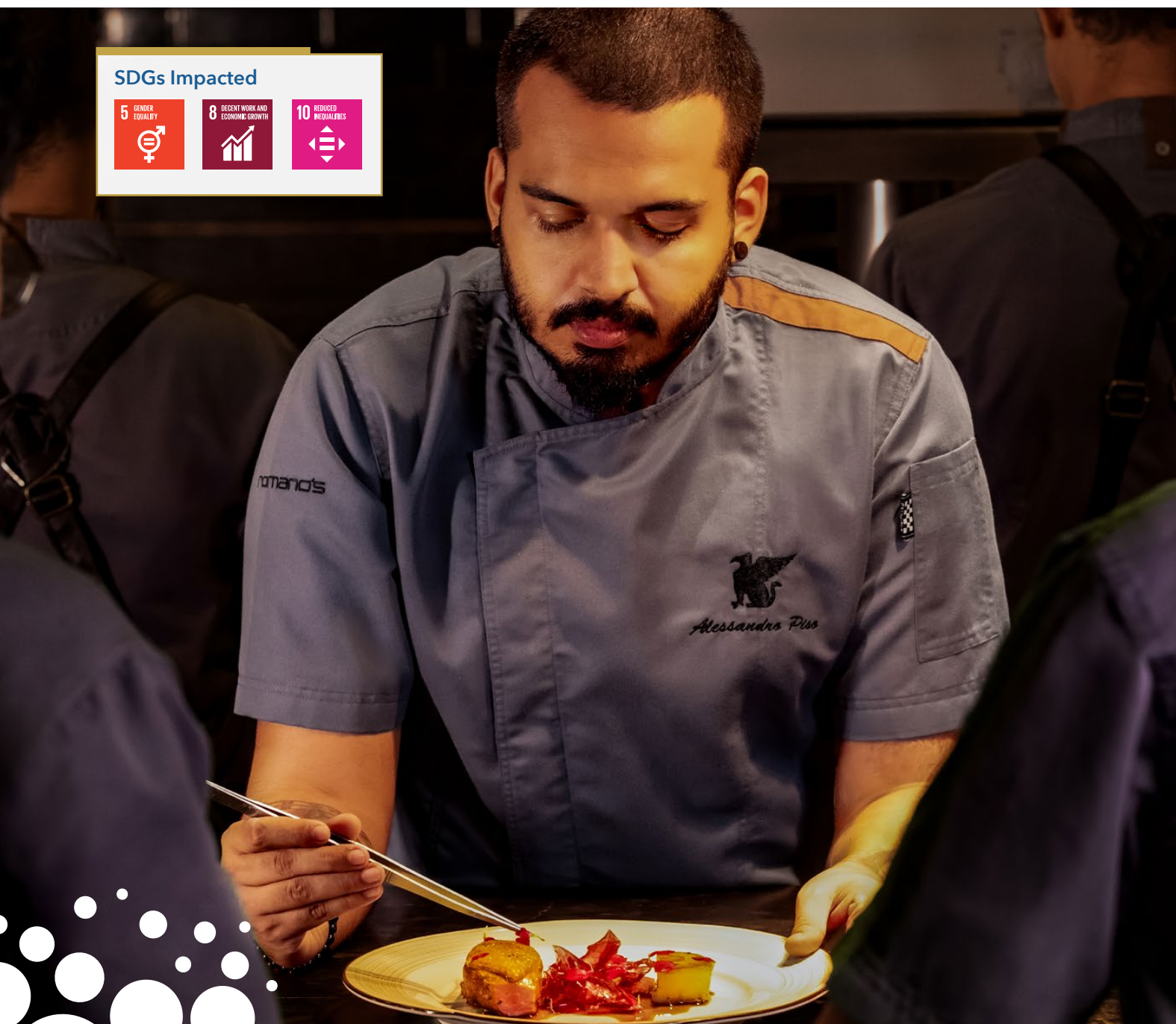




# HUMAN CAPITAL



## SDGs Impacted



JW Marriott Mumbai Sahar

## Performance Highlights: FY 2023-24

### Hotel Portfolio

Chalet has been one of India's Great Mid-Size Workplaces for five consecutive years.

### Diversity Ratio

**22%**  
Overall Women

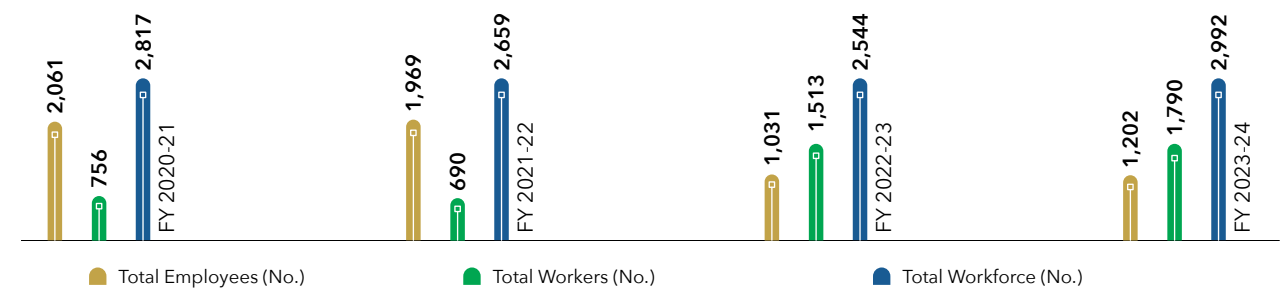
**40%**  
Chalet Corporate Office

Associates (includes full-time and contractual employees across all verticals): **2,992**

## Our Approach

Enhancing our Human Capital involves providing our valued employees with a safe and healthy work environment, fostering rewarding careers, recognising their potential and promoting a culture of continuous learning and development. Our Human Rights Policy emphasises skill development, training and career opportunities, employee engagement initiatives, recognition and incentivisation programs, and maintaining a diverse and inclusive workforce. We are committed to ensuring safe and healthy working conditions, offering a range of employee benefits, and promoting work-life balance. These efforts help us attract, nurture, and retain the talented workforce essential for our success. We regularly review and update our policies and business practices to ensure they meet the evolving needs and requirements of our employees.

## Workforce Highlights



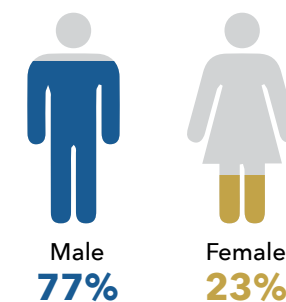
Note:

**Employees:** All employees in Supervisor and above category on Roll, Fixed Term Contract and Outsourced Contract.

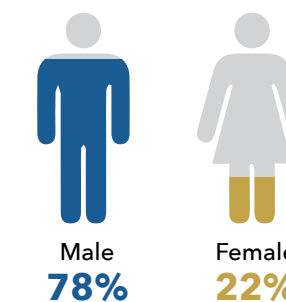
**Workers:** All employees on in Line Staff or Rank and file category on Roll, Fixed Term Contract and Outsourced Contract.

## Understanding Our Workforce\*

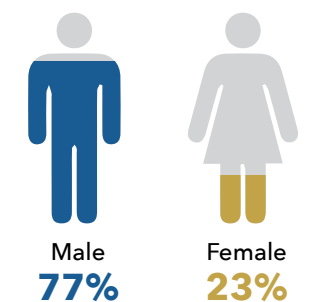
### Workforce: Gender-wise Breakup



### Employees: Gender-wise Breakup



### Workers: Gender-wise Breakup



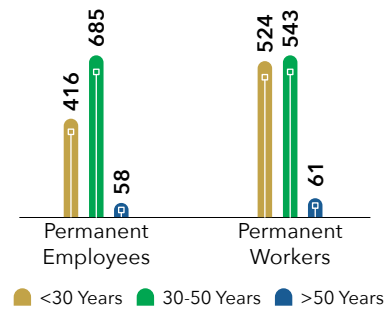
Note: \*Workforce= Total Employees + Total Workers



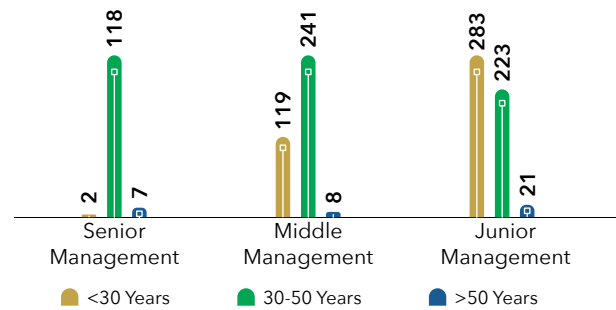




## Age-wise Workforce Breakup



## Management-level Workforce Breakup



Note:

Senior Management: Executive Committees (ExComs), Directors, Head of Departments (HODs)

Middle Management: Line Managers

Junior Management: Executives, Supervisors

## Employee Development Framework

A robust employee development framework serves as a structured approach to nurture the skills, knowledge, and capabilities of employees within our organisation. It aligns individual career aspirations with organisational goals, fostering a culture of continuous learning and development.

## Learning and Development

A comprehensive learning framework tailored to the unique needs of the hospitality industry, empowers our employees to deliver exceptional service, foster a culture of continuous learning and improvement, and ultimately enhance the overall guest experience. Our focus is on customer service, teamwork, and adaptability and hence our learning framework emphasises practical skills, experiential learning, and continuous improvement.

## Training and Development Highlights

Training and Development Indicator	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Total Employee Training Hours	1,10,245	1,30,257	1,58,593	2,07,267
Average Hours per Full-Time Employee (FTE) of Training and Development	59.72	58.41	62.34	82.17

## Key Learning &amp; Development Wins

37

Employees benefitted from the FastTrack HiPo growth programs like Shikhar, EDP & MDP resulting in defining a future career path for them

29

Employees have been cross trained across major operations departments to create a multitasked workforce

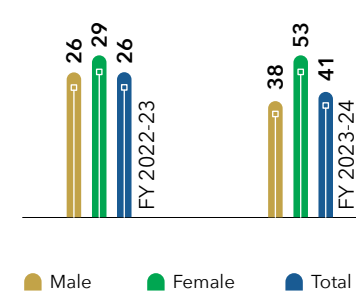
Successfully integrated

36

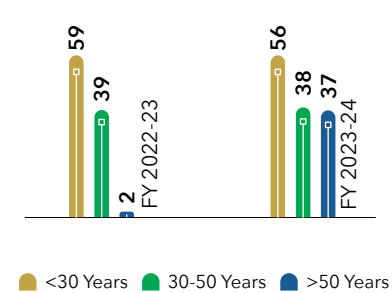
new hires through a skill development initiative.

Strong learning interventions for the leadership team to upskill and help them lead the way.

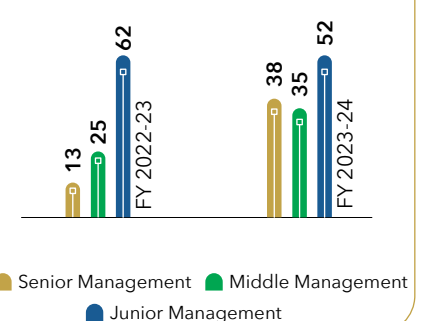
## Employee Turnover Rate: Gender-wise Breakup (%)



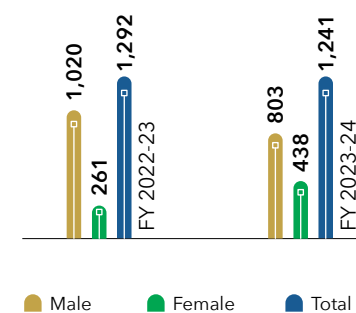
## Employee Turnover Rate: Age-wise Breakup (%)



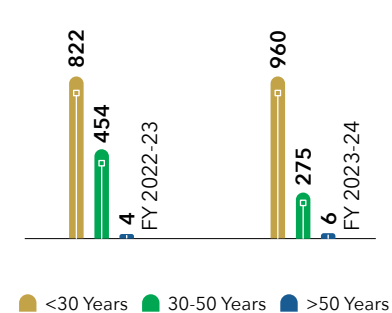
## Employee Turnover Rate: Management-level Breakup (%)



## New Hires: Gender-wise Breakup



## New Hires: Age-wise Breakup



## New Hires: Management-level Breakup



## Employee Engagement

We have a very comprehensive employee engagement framework which creates a positive and supportive work environment, makes employees feel valued, motivated, and empowered to contribute their best efforts toward achieving organisational success. Major pillars of our employee engagement include

- Leadership commitment & communication through various forums
- Complete reward framework and due recognition
- Opportunities for growth & development
- Work-life balance & well-being
- Team collaboration & social connections through a well-planned event calendar
- Strong organisational culture cascading through various interventions



International Yoga Day at Corporate Office

## Scoring Parameters for Employee Engagement



## Employee Engagement\*

\*Average Engagement Score is based on the survey scores of 'Great Place To Work®'







## Diversity and Inclusion

We attract, retain, and develop talented individuals from diverse backgrounds to create an inclusive, stimulating and supportive workplace for all employees. A diverse talent pool also helps us better understand and meet the needs of our customers and communities.

As an equal-opportunity employer, we hire, compensate and grow employees based on merit. Our hiring and salary decisions are independent of extraneous factors like gender, sexual orientation, race, religion, caste, creed, and family background.

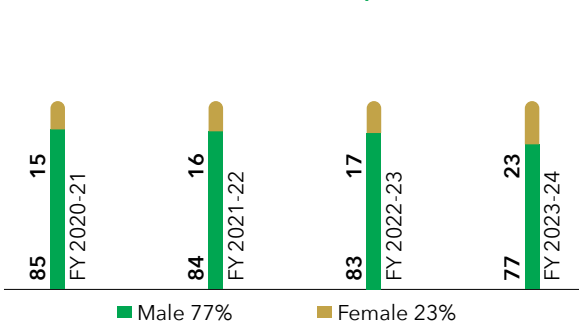
### Creating an Inclusive Workplace

We aim to make our workplaces healthy and safe for associates of all genders and backgrounds.

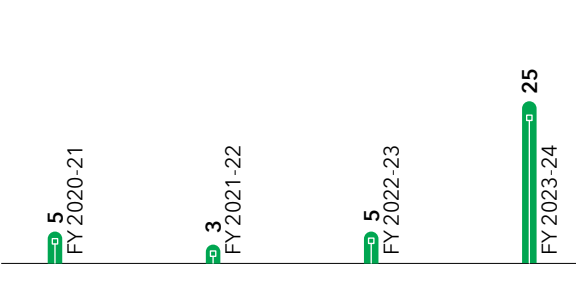
### Gender Action Plan

Chalet Hotels collaborated with IFC to develop gender action plan to strengthen Company's policies, DEI initiatives, work life balance, parity in compensation, introducing non-traditional roles. The plan would empower our women to deliberate on ways to overcome challenges they might be facing at the workplace and develop possible solutions.

#### Gender-wise Workforce Breakup (%)



#### Persons with Disabilities (PwDs) in the Workforce



Gender Diversity Indicator*	FY 2022-23	FY 2023-24
Share of women in all management positions, including junior, middle and top management (as % of total management positions)	23%	22%
Share of women in junior management positions, i.e. the first level of management (as % of total junior management positions)	23%	20%
Share of women in top management positions, i.e. maximum two levels away from the CEO or comparable positions (as % of total top management positions)	23%	22%
Share of women in management positions in revenue-generating functions (e.g. sales) as % of all such managers (i.e. excluding support functions such as HR, IT, Legal, etc.)	30%	35%
Share of women in STEM-related positions (as % of total STEM positions)	4%	5.7%

### Prevention of Sexual Harassment (POSH) Training

We sensitise our associates on prevention of sexual harassment and grievance redressal mechanisms through training sessions, both interactive as well as online.



Chalet Hotels has been listed in the 2023 list of 'India's Best Workplaces™ – Mid-size by Great Place To Work® India. This is the fifth consecutive time that we have been recognised and featured on this prestigious list, a testament to our core values that emphasise diversity, inclusion, and overcoming barriers to gender equality. ”

## Promoting Employee Well-being Employee Benefits

Along with a free and fair workplace and ongoing learning and development opportunities, we have a bouquet of benefits for our employees ranging from life insurance to reimbursements for various expenses. Some of our initiatives include medical coverage for parents, maternity support programs, parental leave, paternity leave, women leadership programmes and adoption assistance policies.

We offer employees a safe and healthy workplace to improve morale and engagement, reduce absenteeism and turnover, and increase productivity and profitability. Our Employee Well-being Assistance Program (EWAP) details the health, safety and care standards we follow at Chalet Hotels.



### Initiatives under Employee Well-being Assistance Program (EWAP)

- Group Health insurance
- Personal Accident Insurance
- Term Life Insurance
- Access to EWAP 24\*7 Helpline Number
- Regular health and dental check-up camps
- Enhanced cleaning and sanitation protocols
- Proper signage at our properties for providing safety information
- Regular safety training organised for all employees



### 100 Days Wellness Challenge

100 Days Wellness Challenge, a strategic initiative aimed at promoting a culture of health and well-being in its workforce was pioneered by our Corporate HR team. With a profound commitment to the holistic development of its employees, this challenge sought to instil positive lifestyle changes and cultivate fitness habits over the course of 100 days.

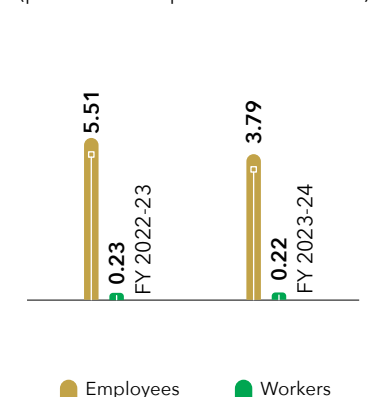
### Occupational Health and Safety (OHS)

Chalet Hotels ensures Occupational Health and Safety (OHS) in a continual manner by setting up prioritisation and action plans to improve the performance of the OHS management system in consultation with workers and workers' representatives. Our commitment on OHS is applicable across our operations, employees as well as contractors or individuals under supervision.

Chalet Hotels identifies, investigates, and qualitatively assesses potential OHS hazards and risks that include work-related injuries, ill health, diseases and incidents emanating from business operations. A procedure on Hazard Identification & Risk Assessment (HIRA) has been developed to ensure systematic identification and evaluation of OHS hazards and the associated risk within the scope of the Environmental & Social Management System (ESMS) for all facilities operated by Chalet Hotels. Our OHS management system has obtained independent external verification of health, safety and well-being and is monitored by the Health and Safety Committee at each property.

#### Lost Time Injury Frequency Rate (LTIFR)

(per one million-person hours worked)





## Human Rights

### Human Rights Commitment

Chalet Hotels is committed to promoting ethical business practices aligned with the United Nations’ Sustainable Development Goals (UN SDGs). We uphold a zero-tolerance policy towards human trafficking, forced/compulsory/ involuntary labor, slavery or child labor across our operations and value chain. Our extensive framework of human rights policies details our approach to protecting human rights.

Human Rights Policy	Business Responsibility Policy	Environment, Social and Governance (ESG) Policy
Pride Policy	POSH Policy	Vigil Mechanism and Whistle Blower Policy
Supplier Code of Conduct	Employee Code of Conduct	Code of Conduct for Board and Senior Management
Board Diversity Policy	Internet Social Media Policy/Information Security Policy	

Read here: Chalet Hotels Corporate Policies

### WeCare: Employee Grievance Redressal Platform

In line with our Human Rights Policy, Chalet Hotels utilises WeCare as our Employee Grievance Redressal Platform to ensure effective grievances identification, handling and redressal.



Bengaluru Marriott Hotel Whitefield

### Human Rights

Human Resources have a critical role in overseeing human rights assessment and implementation of human rights policies and commitments across our entire asset portfolio. This encompasses a comprehensive approach to ensure that our business practices align with the principles of human rights. Chalet Hotels places a high priority on human rights and considers Human Rights Due Diligence (HRDD) a crucial risk management strategy to identify, respond to, mitigate, and prevent adverse human rights impacts in their operations and supply chains.



The Westin Mumbai Powai Lake

### Human Rights Due Diligence (HRDD)

As of FY 2023-24, HRDD Assessments were conducted by an unbiased third party at The Westin Mumbai Powai Lake and The Westin Hyderabad Mindspace. Our publicly available and comprehensive Human Rights Policy Structure was assessed against globally recognised and established Human Rights frameworks that included:

- ▀ The Constitution of India (May 2022)
- ▀ United Nations Guiding Principles on Business and Human Rights (UNGPs)
- ▀ Universal Declaration of Human Rights (UDHR)
- ▀ United Nations Global Compact (UNGCC) Principles - Human Rights (Principles 1 and 2) and Labor (Principles 3, 4, 5 and 6)
- ▀ The Organisation for Economic Co-operation and Development (OECD) Due Diligence Guidance for Responsible Business Conduct
- ▀ The International Labor Organisation (ILO) Declaration on Fundamental Principles and Rights at Work

Human Rights compliance was assessed across a wide array of issues that included human trafficking, forced/ compulsory/involuntary labor, slavery, child labor, freedom of association, right to collective bargaining, union participation, wages and remuneration, community development and well-being, data privacy, confidentiality and cybersecurity, protection from discrimination and all kinds of harassment including sexual harassment, psychological harassment, verbal harassment etc., freedom of opinion and expression, impacts on indigenous peoples, minorities, vulnerable and marginalised communities, inclusion of Persons with Disabilities (PwDs), grievance redressal mechanism, Occupational Health and Safety (OHS), skill development, training and career development, working conditions, employee benefits and work-life balance.

A comprehensive HRDD Evaluation Criteria was developed in alignment with international Human Rights frameworks and our Human Rights Policy Structure. Physical site-based assessments were conducted for both, The Westin Mumbai, Powai Lake and The Westin Hyderabad Mindspace, wherein proactive stakeholder engagement included management consultations held with senior leadership and the staff present at hotel premises that included kitchen staff, waiters, waitresses, spa personnel and employees of various departments. No human rights violations were identified during the HRDD Assessments at The Westin Mumbai Powai Lake and The Westin Hyderabad Mindspace.

Going forward, Chalet intends to conduct HRDD Assessments for all of our assets in the coming years.



# SOCIAL AND RELATIONSHIP CAPITAL



Chalet Hotels ensures a strong and robust foundation of social & relationship capital by establishing trust-based long-term partnerships and developing ESG Commitments in collaboration with our customers, value chain and brand partners, strategically mitigating our business impacts on society and empowering our neighboring communities. We ensure that our trust-based long-term business partnerships and relationships deepen brand loyalty. We commit to strengthen our social license to operate in alignment with Chalet Hotels' ethos, shared values, and purpose in order to scale positive contributions towards significant value creation, sustenance and enhancement for our external stakeholders.



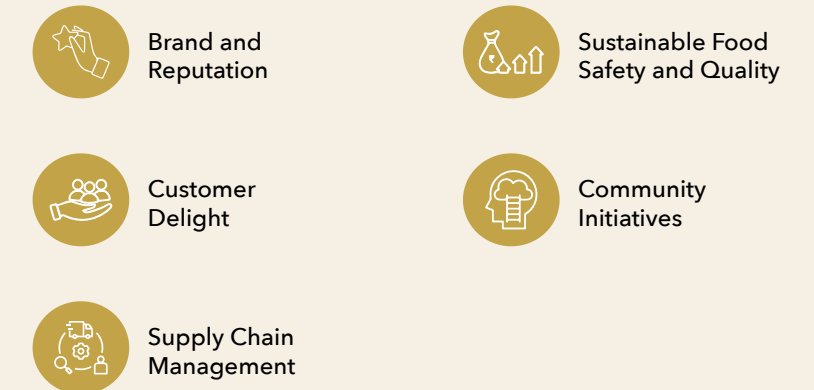
The Westin Mumbai Powai Lake

## Performance Highlights: FY 2023-24



\*Note: Tier-1 supplier include critical suppliers by volume of business

## Material Topics



## Stakeholders Impacted



## Our Approach

Our strategy towards enhancing social & relationship capital involves continual, incremental efforts in ensuring significant value creation, sustenance and enhancement for our external stakeholders, enabling us to secure their active participation to seamlessly run business operations, strengthen our brand loyalty and enhance our credible reputation. We engage with a wide array of external stakeholders that include guests, customers, suppliers, vendors, brand partners and community members through multiple channels and initiatives to gauge their expectations in a holistic manner and foster inclusive well-being for all. We are committed towards the robust implementation of socially responsible initiatives aimed at supporting marginalised and vulnerable communities, thereby contributing to their well-being and development.

## Brand and Reputation

Chalet Hotels counts among one of the leading hospitality companies in the nation with interests in real estate development. Chalet has collaborated with global hospitality brands which emphasises our strategic edge in creating, sustaining and enhancing superior value for our guests, customers and business partners. We take immense pride in our parentage and our collaborative business partnerships with global hospitality brands, which enables us to enjoy global renown, makes us a preferred brand for our customers and a valued name in the hospitality industry.



Bengaluru Marriott Hotel Whitefield





## Customer Delight

At Chalet Hotels, we are constantly striving to curate experiences and create memories. . Our properties are strategically located in cities with high business travel and near key attractions for guest convenience. We offer services and amenities that are on par with the best in the world.

## Celebrating Food

To ensure food safety and quality with service delivery, we have established rigorous quality control measures and conduct regular audits to maintain high standards across all areas of the hotel operations, including cleanliness, food safety, compliance with regulations, and adherence to brand standards

In FY 2023-24, we organised several events to bring a range of global cuisines to our customers:



## Responsible Supply Chain Management

At Chalet Hotels, our service delivery and care offered to guests, customers and business partners are reliant on the inputs from our suppliers, vendors and other value chain partners. We ensure that our suppliers, vendors and other value chain partners are collaboratively aligned with our ESG commitments and sustainability goals. As a part of our sustainability journey, Chalet Hotels' suppliers practice a precautionary principle approach, and strive to increase the positive and limit the negative impact of their operations and supply chain on the environment and society.

We categorise our suppliers as per the volume of the business into Tier 1 (more than 50%), Tier 2 (50-80%) and Tier 3 (80-100%). All of our suppliers are required to sign off and adhere to our Supplier Code of Conduct. During the reporting year, all of our tier-1 suppliers (critical suppliers) have acknowledged the Supplier Code of Conduct.

**Chalet Hotels' Supplier Code of Conduct spans a wide array of issues, categorised as follows:**



- ▢ GHG Emissions
- ▢ Energy Consumption
- ▢ Water Consumption
- ▢ Resource Efficiency
- ▢ Waste Management
- ▢ Biodiversity Management
- ▢ Pollution Prevention
- ▢ No Deforestation
- ▢ Land Conservation



- ▢ Forced, Involuntary or Compulsory Labor
- ▢ Human Trafficking and Modern Slavery
- ▢ Child Labor
- ▢ Minimum Wage
- ▢ Working Hours
- ▢ Discrimination and Exploitation
- ▢ Occupational Health and Safety
- ▢ Sexual, Physical, Verbal or Psychological Harassment
- ▢ Freedom of Association
- ▢ Right to Collective Bargaining
- ▢ Worker Well-being
- ▢ Worker Benefits



- ▢ Ethical Business Conduct
- ▢ Anti-Corruption and Anti-Bribery
- ▢ Anti-Competitive Practices
- ▢ Conflict of Interest
- ▢ Grievance Redressal

### Supplier Screening, Assessment and Development

We have initiated supplier and vendor due diligence assessments of our critical suppliers and vendors before establishing business associations.

Our supplier and vendor assessment and development process includes desk-based assessments with systematic verification of evidence. Suppliers and vendors are selected based solely on their overall performance and categorised according to their impact on our business operations and our continued, steadfast progress towards our ESG commitments and sustainability goals.

Our sourcing and procurement team is responsible for implementing interventions related to the supply chain, that are aligned with the implementation of our Supplier Code of Conduct, local procurement, supplier assessment, supplier development, and integration of products/materials with lower environmental impacts.







## Corporate Social Responsibility

Chalet's Corporate Social Responsibility Policy is in compliance with the Companies Act, 2013 and the Companies (Corporate Social Responsibility Policy) Rules, 2014. The Company's initiatives see consistent commitment, backed by active participation from employees in making each activity meaningful and personalised. Our CSR objective is to conceive, develop and fund programmes that can benefit the underprivileged, with focus on people with disabilities and those from the economically weaker sections.

### CSR Strategy and Focus Areas



#### Skill Development

Promoting education and employment enhancing vocational skills among youth and the differently abled from underprivileged backgrounds.



#### Community Development

Promoting healthcare and sanitation.  
Provide infrastructural support for schools and hospitals.  
Create Self Help Groups for women.



#### Ecosystem Enhancement

Promoting urban forests, plantation drives and lake rejuvenation projects.  
Create environmental awareness and community engagement.

Key Stakeholders: Community, Employees, Guests



## Update on CSR Initiatives for FY 2023-24

### Skill Development



**75 PWDs** were trained across Mumbai, Pune and Hyderabad for enhancing vocation skills

Spends- ₹ 1.5 mn

**55 Youth** including one dedicated batch of women were trained for F&B and Housekeeping

Spends- ₹ 1.3 mn



### Community Development



Participated in TATA Mumbai Marathon 2024; donation amount utilised to upgrade school infrastructure at Shegaon, Maharashtra

Donation made to support activities organised by the Neurology Foundation

Spends- ₹ 1.0 mn

Infrastructural support provided to improve Lonavala Primary Healthcare Centre

Spends- ₹ 0.8 mn



**₹ 4.6 million\***

Total CSR spends for FY24

\*includes the CSR spends of The Dukes Retreat Pvt. Ltd. of ₹ 0.8 mn





# INTELLECTUAL CAPITAL



We strategically invest to enrich our intellectual capital, comprising intangible assets like knowledge, expertise, intellectual property, and innovation capabilities. This commitment to strengthening our intellectual assets is crucial for Chalet Hotels to adeptly respond to evolving stakeholder needs, provide exceptional hotel experiences, and reinforce partnerships with esteemed brands and customers.

SDGs Impacted

6

CLEAN WATER AND SANITATION

7

AFFORDABLE AND CLEAN ENERGY

9

INDUSTRY INNOVATION AND INFRASTRUCTURE

11

SUSTAINABLE CITIES AND COMMUNITIES

12

RESPONSIBLE CONSUMPTION AND PRODUCTION

13

CLIMATE ACTION

## Performance Highlights: FY 2023-24

- Expert Members on our Leadership Team: **15**
- Combined Years of Leadership Experience: **360**
- Implementation of IoT in our operations to Increase Efficiencies
- Demonstrating our progress towards Leadership Commitments across **EV100**, **EP100** and **RE100** Initiatives
- Unique Brand Agnostic Business Model that fosters Partnerships with Globally Recognised Hospitality Companies like Marriott, Accor, Hyatt and IHCL

## Material Topics



Corporate Governance



Data Privacy, Confidentiality and Cybersecurity



Risk Management



Disaster Resilience and Business Continuity



Digitalisation and Innovation



Tax Strategy

## Stakeholders Impacted



Investors and Promoters



Customers



Hotel Operators



Suppliers

## Our Approach

Strategic investments aimed at expansion of intellectual capital consisting of intangible assets, such as knowledge, expertise, intellectual property and innovation capabilities. Investing in intellectual capital is essential for the Company to continue catering to changing stakeholder demands, develop and run quality hotels, and strengthen partnerships with leading brands and customers.

## Leadership and Expertise

At Chalet Hotels, our intellectual capital is enriched by the collective expertise of our leadership team, who together contribute to the Company's extensive experience and knowledge. Their guidance sets strategic direction and ensures effective oversight. Comprising ten accomplished members, our leadership team possesses specialised skills essential for steering the Company towards consistently delivering exceptional customer experiences, enhancing brand loyalty, and creating stakeholder value. Over our 23-year journey, we have further developed our capabilities to excel in operational performance, drive innovation-led growth, improve efficiencies, and minimise our environmental impact.





**Intellectual Property**

We have launched our boutique office spaces at Whitefield in Bengaluru and Powai in Mumbai under the name CIGNUSR, known for its exceptional offering with modern design at strategic locations in close proximity to our luxury Hotels.

**Research & Development (R&D) Council**

We have established a Research & Development (R&D) Council to identify and evaluate strategic areas crucial to our business. This council devises an annual research activity plan and oversees its execution. It also facilitates the establishment of Memorandum of Understanding (MoUs) with industries and R&D organisations for consultancy, collaborative research, sponsored projects, industry-institute interactions, and related endeavors.

**Unique Business Model**

We deploy a distinctive business model that distinguishes itself by strategically selecting prime locations and implementing efficient property design and development processes. We specialise in constructing hotel assets within bustling business districts of metropolitan areas, offering world-class amenities and service excellence. These attributes position us as the preferred partner for esteemed hospitality chains.

**Operational Efficiency**

Chalet Hotels' business model prioritises operational efficiency to enhance profitability, achieved through centralised procurement, employee productivity initiatives, and process optimisation. This strategic approach enables us to minimise costs and waste while delivering exceptional guest experiences, all while maintaining competitive pricing.

**About the Initiative**

Meet Kevin, the remarkable robotic assistant at JW Café, designed to enhance efficiency and guest experience. Charging for just 6 hours and remaining active for an impressive 18 hours, Kevin has significantly reduced the workload at JW Café. This innovative robot is dedicated to swift table clearance, cutting down operational expenses and boosting annual savings.



Bengaluru Marriott Hotel Whitefield







# FINANCIAL CAPITAL



## SDGs Impacted



## Performance Highlights: FY 2023-24

Consolidated Revenue:  
**₹ 14,370 million**

Consolidated PAT:  
**₹ 2,782 million**

ROCE:  
**12.1%**

Consolidated EBITDA:  
**₹ 6,044 million**

## Material Topics



## Stakeholders Impacted



## Our Approach

We undertake stringent monitoring of capital allocation, informed and risk-considered financial decisions, and transparent reporting and disclosures to strengthen our financial capital, preserve value for our stakeholders and drive consistent and sustained business growth.

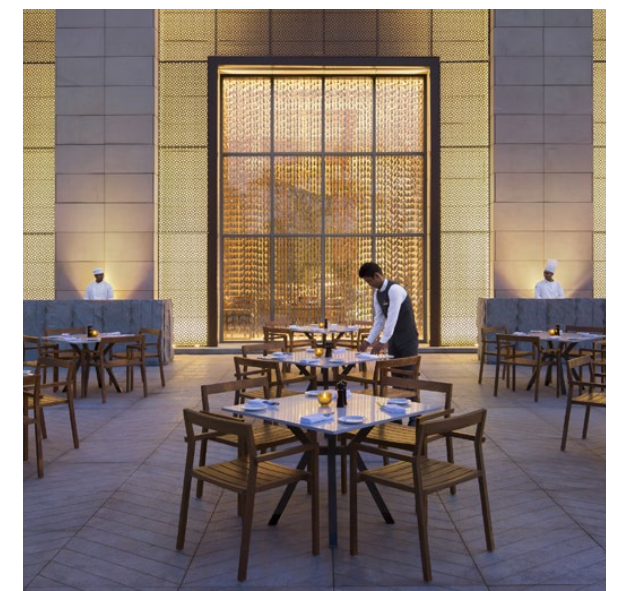
## Investor Relations

Chalet Hotels disseminates all material information in a regular and timely manner to Stock Exchanges viz. National Stock Exchange of India Limited (NSE) and Bombay Stock Exchange Limited (BSE), so that our shareholders are informed of all material developments within the Company, in a transparent manner. We publish such information on our website [www.chalet-hotels.com](http://www.chalet-hotels.com) and regularly interact with stakeholders through investor meetings, investor calls, announcements, results, annual disclosures/ reports, interviews, media interactions, press releases and our website.

## Governance at Chalet

Governance is led by the conscious efforts towards doing what is right and implementing it in the right manner, taking into consideration the interests of all stakeholders of the organisation as well as the present and future needs of society. Our framework ensures we stay accountable and transparent in our business practices and follow an ethical decision-making process.

As a responsible corporate entity, Chalet is committed towards creation of extraordinary shareholder value through enduring experiences for our guests, partners, colleagues and communities, with a commitment to a sustainable future. Towards this endeavor, our ESG (Environmental, Social, and Governance) goals are integrated into our business model, operational framework and value chain. Our shareholders are our key focus for why we do business. We create value when we create lasting experiences for four key stakeholders – our guests, partners, colleagues, and communities.



JW Marriott Mumbai Sahar





### Proactive Engagement with Stakeholders

We engage with our stakeholders to understand their concerns and needs, and draw on the strength of interlinked business components to power our Company's progress and value creation endeavors through small and impact-led measures.

### Stakeholder Groups



### Our Board

Chalet's Board of Directors comprises of a group of industry leaders from diverse backgrounds who possess academic and domain expertise in their unique areas of specialisation. The Board has an Independent Chairperson, and a well-balanced mix of Independent and Non-Independent Directors.

Our Board periodically reviews the Company's policies against evolving regulatory frameworks and the progressing business and functional requirements to ensure their efficacy.

#### Key Focus Areas of the Board



### Key Statistics as on March 31, 2024

<div>7</div> <div>Total Board Members</div>	<div>4</div> <div>Independent Directors</div>	Board Performance	FY 2023-24
<div>1</div> <div>No. of Female Directors</div>	<div>56.14 Years</div> <div>Average Age of Board Members</div>	Board Attendance	98.21%
<div>29%</div> <div>Internationalisation</div>	<div>11.57 Years</div> <div>Average length of office</div>	Board Attendance (Independent Directors)	100%
		Independence Ratio	57%
		Number of Board Meetings	8
		Number of Executive Sessions	1

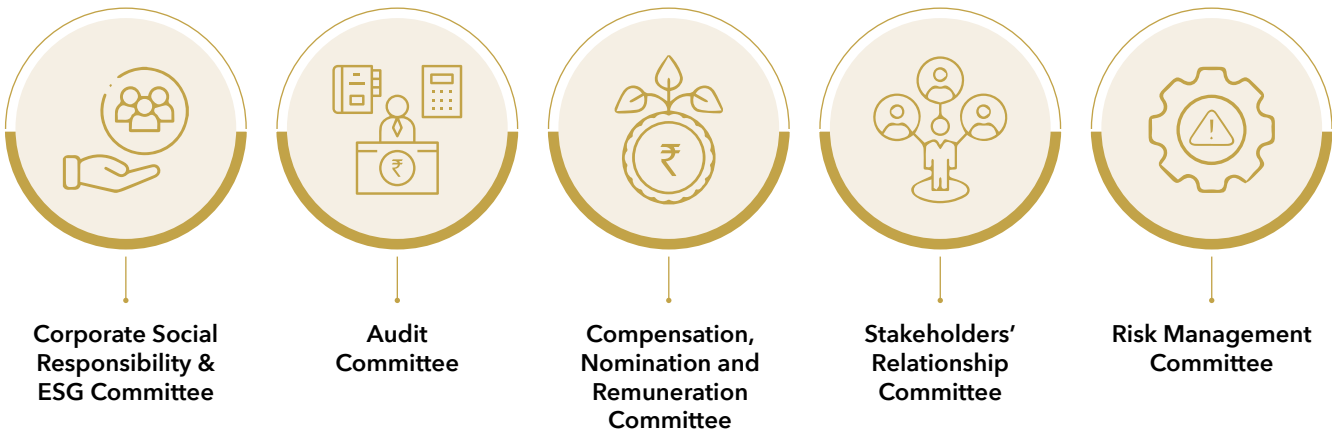
#### Governance Framework Chalet Hotels

Our robust governance framework ensures we stay accountable and transparent in our business practices and follow an ethical decision-making process. It strengthens our risk management approach and protects and enhances our reputation and credibility with stakeholders.

#### Board Committees

The Board has established several committees with a specific mandate to ensure we deliver on our business goals aligned with our governance framework.

### Board Committees



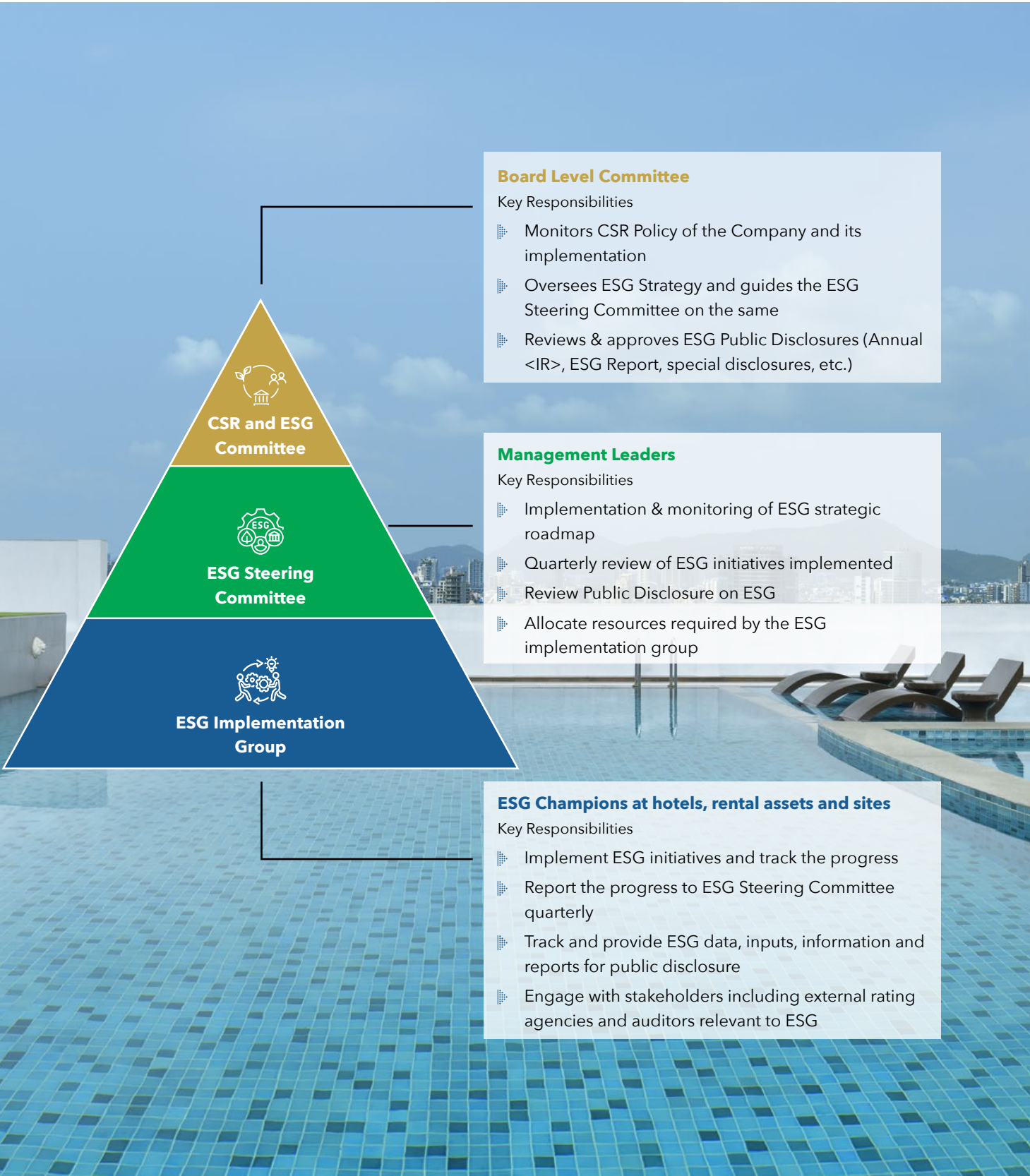
Please refer to the Corporate Governance Report for more details of composition and attendance of the Directors at the various Committee meetings.

Sustainability is core to our ethos at Chalet Hotels. We aim for all our stakeholders to value sustainability and ESG integration in our organisation as much as we do. To attain the same, robust ESG governance is an essential foundation that Chalet has been building upon.



## ESG Governance Framework

We established a focused ESG Governance Framework aimed at increasing accountability and transparency while driving our ESG agenda across business operations. For a solution-oriented approach, a Research and Development (R&D) Council was set-up to develop innovative and tech-based solutions for Environmental and Social Stewardship.



## Corporate Policies

ESG Governance at Chalet is governed by not only our Board-level committees but a comprehensive policy structure. These policies act as a foundation towards achieving our strategic and business objectives, and also as a testament to our long-term commitment to sustainability, as well as business success.

Environment, Social and Governance (ESG) Policy	Business Responsibility Policy	Environment Policy	Human Rights Policy
Board Diversity Policy	Pride Policy	Aanchal Policy	Corporate Social Responsibility (CSR) Policy
POSH Policy	Policy on Related Party Transactions	Vigil Mechanism and Whistle Blower Policy	Dividend Distribution Policy
Risk Management Policy	Preservation of Documents & Website Archival Policy	Policy for Determination of Material Subsidiaries	Policy for Determination of Materiality of Events
Policy on Familiarisation Programme for Independent Directors	Policy for Appointment of Directors & Remuneration of Director and Senior Management		
Internal Audit Charter	Supplier Code of Conduct	Employee's Code of Conduct	Code of Conduct for Board and Senior Management Policy
Code of Internal Procedures and Conduct for Regulating, Monitoring and Reporting Trading by Designated Persons	Code of practices and procedures for fair disclosure of unpublished price sensitive information		

## Risk Management

A comprehensive risk management framework guides our efforts to effectively monitor and manage potential risks that may affect our operations. Our business risks are defined using quantitative and qualitative parameters and categorised using standardised risk parameters. Further, the risks are classified across a scale where the 'Impact' ranges from Insignificant to Severe, and the 'Likelihood' ranges from Rare to Probable.

We regularly review and update our risk tolerance levels and mitigation approaches to keep pace with the evolving regulatory, economic and political landscape around us. Historical data contributes to the assessment of future risks. All our business decisions consider prior information and acceptance of the underlying risks.

A Board-level Risk Management Committee oversees our risk assessment processes and mitigation approach and regularly reviews our performance. Our senior leadership is responsible for implementing the risk management and mitigation strategies recommended by the Committee. All instances of identified risks are duly reported to the Committees along with the ongoing status of resolution.







## E&S Risk Management

Chalet Hotels prioritises the identification and management of Environmental & Social (E&S) risk factors arising from its business processes as a key towards establishing sustainability of its business. Our Corporate Environmental and Social Management System (ESMS) has been designed commensurate to the nature and scale of environmental and social risks and impacts identified in the subsequent subsections. Further, procedures have been developed to identify facility specific risks and impacts such that appropriate control measures can be undertaken.

Hence, we have identified a few key ESG Risks relevant to our business, mainly:		
Risk Identified	Rationale for Identified Risk	Mitigation Measures
Environmental Risks	We carefully evaluate the environmental impact of our activities and its associated risks that include climate change, water, waste, pollution (land, water, air, noise). Our business operations are highly reliant on the availability of natural resources and our external stakeholders expect us to adopt environmentally friendly business practices.	A detailed procedure has been developed to ensure systematic identification and evaluation of all environmental aspects and their impacts within the scope of our Environmental and Social Management System (ESMS) for all facilities operated by Chalet Hotels. The aspect and impact evaluation involves the analysis of all activities undertaken at the facilities that contribute towards our environmental impacts. The adequacy of existing controls is then reviewed to identify areas of improvement.
Occupational Health and Safety (OHS) Hazards & Risks	We prioritise the identification of relevant areas of work to provide information on hazards, the associated risks of occupational health and safety (OHS) towards our employees and contractual workers and the development of procedures critical for their well-being.	A detailed procedure has been developed to ensure systematic identification and evaluation of the occupational health and safety (OHS) hazards and the associated risk within the scope of our Environmental and Social Management System (ESMS) for all facilities operated by Chalet Hotels. The control measures in place will also be considered in determining the risks. We periodically conduct a Hazard Identification & Risk Assessment (HIRA), document its outcome and maintain it separately.
Supply Chain and Procurement Risks	We identify and assess all risks associated with procurement practices and any disruption in the supply chain that can have a significant negative impact on our operations and customer service. We rely heavily on value chain partners to meet daily operations with our vendors and service providers, playing a key role in enhancing guest experience across all properties.	Our suppliers and sub-contractors adhere and confirm to the terms and conditions of the Company's robust Supplier Code of Conduct, adopted in FY 2022-23. We maintain a list of proposed and active subcontractors who have accepted our Supplier Code of Conduct and periodically update the list to reflect any changes in subcontracting arrangements. Supplier and Vendor Assessments are periodically conducted across our assets to ensure compliance with all applicable laws and regulations, assess any violations (if any) and categorise our suppliers into Tier 1, Tier 2 and Tier 3 based on the extent of their compliance with our Supplier Code of Conduct that enhances efficiency of the process.

Human Rights Risks	<p>We identify, assess, respond to, mitigate, and prevent the following adverse human rights risks towards employees and contractual workers in our business operations, as presented below:</p> <ul style="list-style-type: none"><li>Discrimination based on personal characteristics such as gender, race, nationality, ethnic, social and indigenous origin, religion or belief, disability, age, or sexual orientation</li><li>Lack of awareness among managers and supervisors regarding worker's rights under national labor and employment law</li><li>Forced labor or penalty labor through practices such as signing bonds, retaining caution money etc.</li><li>Deployment of child labor</li><li>Imposition of restrictive working conditions such as excessive working hours, inadequate wages, lack of social security measures, etc.</li><li>Absence of procedure for workers to express their grievances</li><li>Disciplinary action against workers that join workers' organisations</li><li>Harassment, intimidation, and/or exploitation, especially with regards to women</li></ul> <p>Along with the risks listed above, construction projects may have additional risks emerging from the contractors and contract workers engaged by Chalet Hotels, as listed below:</p> <ul style="list-style-type: none"><li>Deployment of migrant labor; and</li><li>Inadequate workers accommodation facilities</li></ul>	<p>A comprehensive Policy Structure on Human Rights has been adopted that details our approach and commitment to protect human rights. We periodically conduct Human Rights Due Diligence (HRDD) Assessments across our assets by engaging an unbiased third party, following global frameworks such as the OECD guidelines, to assess any human rights-related violations and/or non-compliances (if any). Additionally, we periodically conduct Environmental &amp; Social Due Diligence (ESDD) Assessments by engaging an unbiased external consultant with the following procedure:</p> <ul style="list-style-type: none"><li>Identification of risks in asset acquisitions or non-compliances and violations (if any)</li><li>Mitigation of any necessary mitigation and follow-up actions,</li><li>Outlining a managing/monitoring regime</li><li>Review of human resource management</li></ul>
Employee Development Risks	<p>We aim to implement measures towards the provision of managerial, functional or inter-personal skill training, learning and education opportunities for all the employees and prioritise the development of a competent workforce that meet our objectives effectively. Towards this endeavor, we associate Employee Development Risks with talent attraction and retention, employee engagement and development.</p>	<p>We engage with our employees through multiple platforms that include celebrating special occasions, various learning and development initiatives of capacity building workshops, awareness sessions and trainings, personal/group interactions, and employee engagement surveys to assess employee satisfaction.</p>
Community Health, Safety & Security Risks	<p>Inadequate management of our facility operations can adversely impact our community resources and cause nuisance to the neighboring community. We associate Community Health, Safety &amp; Security Risks with such community impacts that result in protests and litigations.</p>	<p>We ensure that our operations and reputation maintain the 'social license to operate'. Issues related to Community Health, Safety, and Security are addressed through stakeholder engagement, external communications and grievance redressal mechanisms.</p>







To mitigate these and other aligned risks, we have a robust and cross-functional ESG governance-framework integrated into our overall business strategy. This framework acts as a guidance to our internal stakeholders to drive our overall ESG agenda and helps us create positive value for our external stakeholders as well as across our business operations.

Additionally, Chalet Hotels periodically conducts Environmental & Social Due Diligence (ESDD) Assessment by engaging an unbiased external consultant to facilitate the following procedure:

- ▢ Identification of risks in asset acquisitions or non-compliances and violations (if any)
- ▢ Mitigation of any necessary mitigation and follow-up actions,
- ▢ Outlining a managing/monitoring regime
- ▢ Review of human resource management with the inclusion of:
  - ⦿ Working Conditions at the facilities for on-roll and contractual workers (including but not limited to employment relationships that safeguard workers' rights under national labor, social security laws and regulations)
  - ⦿ Non-Discrimination
  - ⦿ Forced Labor
  - ⦿ Child Labor
  - ⦿ Freedom of Association and Right to Collective Bargaining`

### Tax Strategy

We have a group-wide tax strategy aligned with our corporate governance guidelines, value system and enterprise risk management framework. We comply with all applicable Indian taxation laws and global transfer pricing principles and avoid any structure designed to circumvent or avoid tax obligations.

### Approach



**Comply with all the applicable tax laws and regulations in the countries in which it operates**



**Refrain from transferring value created to low tax jurisdictions**



**Avoid using tax structures without commercial substance**



**Undertake transfer pricing using the Arm's Length Principle**

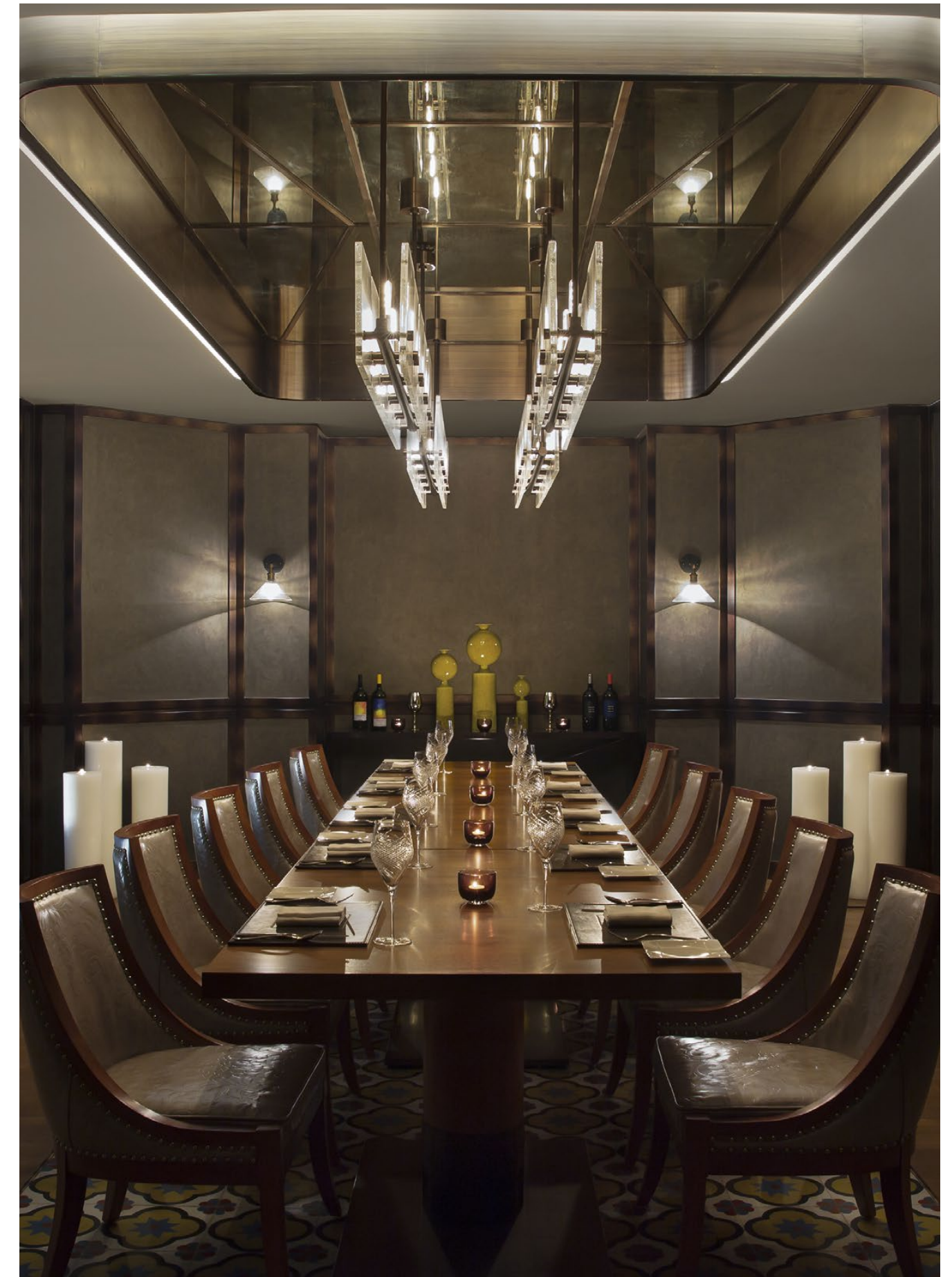


**Refrain from using secrecy jurisdictions or so-called "tax havens" for tax avoidance**

Chalet Hotels is committed to comply with the applicable laws and regulations, and believes in reporting to the respective tax authority, relevant information that is complete and accurate, in a timely manner. Chalet Hotels does not engage in aggressive and contrived tax planning or tax structuring for the purpose of gaining tax advantages. Chalet Hotels' tax policy is to optimise the tax cost, avail tax incentives where available, while achieving 100 percent compliance with the spirit. Compliance is achieved through a robust compliance reporting and monitoring process, with a strong governance on minimising the tax risk. Chalet Hotels has zero tolerance towards tax evasion, or the facilitation of tax evasion, by itself or by its employees or vendors. Chalet Hotels maintains open and collaborative relationships with governments and tax authorities. Where appropriate, Chalet Hotels seeks advance clearance from tax authorities on the proposed tax treatment of transactions or necessary opinion is taken from counsels and any litigation necessary to resolve a difference of opinion is handled in a way that is consistent with our values, helping pre-empt future disputes. The team maintains proper documentation and take steps to store the same electronically for easy retrieval and permanent preservation.



JW Marriott Mumbai, Sahar - Private Dining Area Romano's



JW Marriott Mumbai Sahar







# AWARDS AND ACCOLADES FOR FY 2023-24



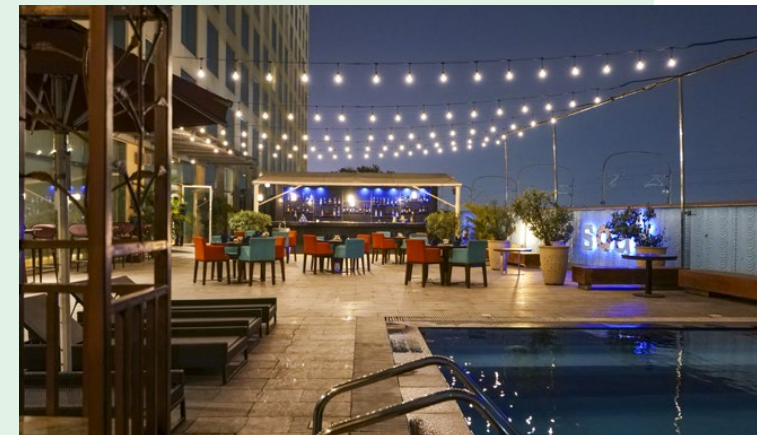
## JW Marriott Mumbai Sahar

- JW Marriott Mumbai Sahar has been honored as the Leading Business Hotel in India at the esteemed South Asian Travel Awards 2023.
- JW Marriott Mumbai Sahar has been honored with Today's Traveller Award for Best Luxury Business Hotel at the esteemed South Asian Travel Awards 2023.
- Romano's, the Italian specialty restaurant at JW Sahar, proudly secured the 26<sup>th</sup> position at the esteemed 'Food Top 50 Restaurant Awards 2023', reflecting its culinary excellence.



## Four Points By Sheraton Navi Mumbai, Vashi

- Middle East Leadership Awards 2024 recognises Four Points by Sheraton, Navi Mumbai as 'the Best Business Hotel'.



## Novotel Pune Nagar Road

- Novotel Pune Nagar Road has been honored with the prestigious TripAdvisor Travelers' Choice Award.
- Novotel Pune received Travel + Leisure India's Best Awards 2023 in the 'Best Corporate Experience' category.



## The Westin Hyderabad Mindspace

- Prego, the Italian restaurant at The Westin Hyderabad Mindspace was recognised with IHC London & IIHM Hospitality Honors List 2023.



## The Dukes Retreat Lonavala

- Among the 197 hotels in the vicinity of Lonavala, The Dukes Retreat Lonavala has proudly secured a position among the top 12 hotels to receive the prestigious Travelers' Choice Award for the year 2023.





# REPORT OF THE BOARD OF DIRECTORS

Dear Members,

## Chalet Hotels Limited

The Board of Directors present your Company's Thirty Ninth Annual Report along with the Audited Financial Statements for the Financial Year ended March 31, 2024.

## FINANCIAL HIGHLIGHTS

Your Company's financial performance for the Financial Year ended March 31, 2024 is summarized below:

(₹ in million)

Particulars	Standalone		Consolidated	
	For the year ended		For the year ended	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Revenue from Operations	13,915.56	11,284.67	14,172.52	11,284.67
Other Income	271.07	509.14	197.86	494.87
<b>Total Income</b>	<b>14,186.63</b>	<b>11,793.81</b>	<b>14,370.38</b>	<b>11,779.54</b>
<b>Total Expenses</b>	<b>8,211.03</b>	<b>6,733.13</b>	<b>8,326.60</b>	<b>6,756.50</b>
<b>EBITDA</b>	<b>5,975.60</b>	<b>5,060.68</b>	<b>6,043.78</b>	<b>5,023.04</b>
Depreciation and Amortization Expenses	1,358.12	1,173.09	1,383.70	1,173.09
Finance Costs	1,932.67	1,538.14	1,966.55	1,544.74
<b>Profit before Exceptional Items and Tax</b>	<b>2,684.81</b>	<b>2,349.45</b>	<b>2,693.53</b>	<b>2,305.21</b>
Exceptional Items	-	423.08	-	423.08
<b>Profit before Tax</b>	<b>2,684.81</b>	<b>2,772.53</b>	<b>2,693.53</b>	<b>2,728.29</b>
Tax expense/(credit)	(98.01)	894.88	(88.28)	895.39
<b>Profit for the year</b>	<b>2,782.82</b>	<b>1,877.65</b>	<b>2,781.81</b>	<b>1,832.90</b>
Total Comprehensive Income for the year	2,774.43	1,873.01	2,773.42	1,828.26
Earnings per equity share Basic (₹)	13.56	9.16	13.54	8.94
Earnings per equity share Diluted (₹)	13.54	9.15	13.53	8.94

## APPROPRIATIONS / DIVIDEND

Pursuant to Regulation 43A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), the Company has adopted the Dividend Distribution Policy, setting out the broad principles for guiding the Board and the Management in matters concerning declaration and distribution of dividend, which is attached as **Annexure I** hereto and is also available on the Company's website at [www.chalet-hotels.com/wordpress/wp-content/uploads/2023/11/Dividend-Distribution-Policy.pdf](http://www.chalet-hotels.com/wordpress/wp-content/uploads/2023/11/Dividend-Distribution-Policy.pdf).

In line with the Dividend Distribution Policy, no dividend is being recommended by the Board of Directors on the Equity Shares of the Company for the year under review.

As per the terms of issue of 0.001% Non-Cumulative, Redeemable Preference Shares of ₹ 100,000 each and pursuant to the Articles of Association of the Company, the said Preference Shares are, subject to the availability of profits during any financial year, entitled to a nominal

dividend of ₹ 1 on each Preference Share per year, which amounts to ₹ 1,600 for the year under review, and will be paid post approval of the Members at the ensuing Annual General Meeting ('AGM').

Further, an amount of ₹ 2,774.43 million has been transferred to Retained Earnings for the year under review.

Pursuant to the applicable provisions of the Companies Act, 2013 ('the Act'), read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ('the IEPF Rules'), all unpaid or unclaimed dividends are required to be transferred by the Company to the IEPF; established by the Government of India, after completion of seven years. Further, according to IEPF Rules, the shares on which dividend has not been paid or claimed by the shareholders for seven consecutive years or more shall also be transferred to the demat account of the IEPF Authority. The Company does not have any unpaid or unclaimed dividends and accordingly, the aforesaid provisions are not applicable to the Company.





## BUSINESS UPDATE

In order to capitalize on emerging market opportunities and diversify our revenue streams, we have embarked on strategic initiatives to expand our presence in key markets and explore new business segments. FY 2024 marked two such strategic initiatives:

- addition of 'Courtyard By Marriott, Aravali Resort' having 158 keys, in the National Capital Region to the Company's portfolio, through acquisition of partners' share in Ayushi and Poonam Estates LLP, owning entity of the resort. This is the second leisure property in the Company's portfolio in line with our stated growth strategy to expand into the leisure space.
- launch of a second Hotel in Hyderabad, 'The Westin Hyderabad HITEC City' which is a 168-key property, managed and operated by an all-women team in partnership with Marriott International.

The Company added 88 rooms to the 'Novotel Pune Nagar Road' taking the total inventory for the said Hotel to 311 rooms.

During the year, the Company's subsidiary has entered into a Franchise and Technical Services & Development Assistance Agreement with The Indian Hotels Company Limited for a 'Taj' branded ~385-390 room Hotel at Terminal 3 at Delhi International Airport.

The Company has demonstrated strong operational and financial performance across all four quarters this year. Total Income increased by 20%, reaching ₹ 14,186.63 million and PAT increased by 48%, reaching ₹ 2,782.82 million. This growth can be attributed to our strong asset portfolio, stringent cost management, and a focus on maximizing revenue streams across all assets. Hospitality Revenue of ₹ 12,674.80 million contributed to 89% of Total Revenue and the Rental & Annuity Revenues at ₹ 1,240.76 million contributed to 9% of the Company's Total Revenue for the Financial Year ended March 31, 2024.

## DEVELOPMENT PIPELINE

### Hospitality

- construction of the ~385-390 room 'Taj' at Terminal 3, Delhi International Airport has commenced and it is expected to be operational in FY 2026
- work on ~125-130 additional guest rooms at Bengaluru Marriott Hotel Whitefield has commenced
- development of ~280 rooms hotel viz. 'Hyatt Regency' at Airoli, Navi Mumbai is at design stage
- renovation of 80 rooms and expansion of ~65-70 rooms at The Dukes Retreat, Lonavala is progressing as per plans for completion in FY 2025

### Rental & Annuity

- construction work at the CIGNUS Powai® Tower 1 is nearing completion and the leasing process has commenced.
- construction work at the CIGNUS Powai® Tower 2 has commenced and is expected to be completed in FY 2027.

### Residential Project - Koramangala, Bengaluru

- The first 9 towers of the project are nearing completion and Unit sales along with pricing are trending higher than expected. The construction work on the last 2 towers is in progress along with the construction work for a 0.15 msf commercial building for sale on the same land.

## CAPITAL STRUCTURE

### Authorized Share Capital

During the year under review, the Authorized Share Capital of the Company increased pursuant to the amalgamation of Belaire Hotels Private Limited and Seapearl Hotels Private Limited with the Company. The Authorized Share Capital of your Company as on March 31, 2024 is ₹ 5,981,000,000 consisting of 38,21,00,000 Equity Shares of Face Value of ₹ 10 each amounting to ₹ 382,10,00,000 and 21,600 Preference Shares of Face Value of ₹ 1,00,000 each amounting to ₹ 216,00,00,000.

### Paid-up Equity Share Capital

During the year under review, the Paid-up Equity Share Capital of your Company increased by ₹ 44,91,440 consequent to the exercise of 4,49,144 Stock Options into 4,49,144 fully paid-up Equity Shares having a face value of ₹ 10 each under Chalet Hotels Limited – Employee Stock Option Plan 2018 and CHL Employee Stock Option Plan 2022. The Paid-up Equity Share Capital of your Company as on March 31, 2024 stands at ₹ 205,47,40,080.

The Company has through a Qualified Institutions Placement ('QIP'), issued and allotted 1,26,26,263 fully paid-up Equity Shares to the Eligible Qualified Institutional Buyers on April 03, 2024, pursuant to approval of the Members through a Special Resolution approved by means of Postal Ballot on March 10, 2024. This resulted in the increase in the total paid-up Equity Share Capital of the Company from ₹ 205,47,40,080 comprising of 20,54,74,008 Equity Shares having a Face Value of ₹ 10 each to ₹ 218,10,02,710 comprising of 21,81,00,271 Equity Shares having a Face Value of ₹ 10 each, post the end of the Financial Year. The proceeds of the QIP have been utilized towards repayment/pre-payment of certain outstanding borrowings and towards general corporate purposes.





## Paid-up Preference Share Capital

Your Company had entered into a Subscription Agreement dated June 04, 2018 with Mr. Ravi C. Raheja and Mr. Neel C. Raheja, Promoters of the Company, wherein they had agreed to provide your Company with funds required to meet any costs, expenses and liabilities pertaining to the Koramangala Residential project, including any costs and expenses towards the ongoing litigation and the completion of the Koramangala Residential project, by way of subscription by themselves or by their Designated Nominees to 20,000 Zero Coupon Non-Cumulative, Non-Convertible, Redeemable Preference Shares ('NCRPS' / 'Subscription Securities') of ₹ 100,000 each in two series (viz. Series A and Series B) of 10,000 NCRPS each, aggregating to ₹ 2,000 million (Initial Subscription Amount). Further, the Promoters of the Company have also agreed to provide additional funds as may be required to meet the project expenses and have accordingly provided additional funds by way of an interest-free loan amounting to ₹ 1,100 million as on March 31, 2024 towards meeting the project expenses, out of which an amount of ₹ 400 million has been repaid during the year.

The Company also has 1,600, 0.001% Non-Cumulative Redeemable Preference Shares having a Face Value of ₹ 1,00,000 each which were due for redemption on December 21, 2023. The redemption date was extended by a period of three years to December 21, 2026 pursuant to a resolution passed by the Members at the AGM held on August 10, 2023 and consequent alteration of the Articles of Association of the Company.

## BORROWINGS

The Company avails of borrowings from time to time to be deployed for various purposes such as meeting Project and working capital requirements and repayment of high-cost debt. During the year under review, the Company availed of additional borrowings amounting to ₹ 6,532 million and repaid ₹ 5,139 million existing debt. As on March 31, 2024, the Company's borrowing stood at ₹ 24,762 million on a standalone basis and at ₹ 26,815 million on a consolidated basis (both excluding Preference Share Capital and Loan from Promoter-Directors, amounting to ₹ 2,688 million), as compared to ₹ 25,658 million on a standalone and consolidated basis (excluding Preference Share Capital and Loan from Promoter-Directors, amounting to ₹ 2,280 million) as at March 31, 2023. Further, certain borrowings have been repaid from the funds raised from the issue of shares under QIP post end of the Financial Year under review.

## DEPOSITS

Your Company has neither accepted nor renewed any amount falling within the purview of provisions of Section 73 of the Act read with the Companies (Acceptance of

Deposits) Rules, 2014 during the year under review. As such, no amount on account of principal or interest on deposits from public was outstanding as on the date of the Balance Sheet.

## LOAN FROM DIRECTORS

Pursuant to the Subscription Agreement entered into with the Company on June 04, 2018, Mr. Ravi Raheja and Mr. Neel Raheja, Promoters and Non-Executive Directors of the Company had agreed to provide financial support for the Koramangala Project in addition to the Initial Subscription as and when required. In view of the same and pursuant to the approval of the Board of Directors and the Members of the Company, Mr. Ravi Raheja and Mr. Neel Raheja have extended interest free loans aggregating to ₹ 650 million to the Company during the year under review. As on March 31, 2024, the Promoters have provided an interest-free loan of ₹ 1,100 million, out of which an amount of ₹ 400 million was repaid during the year under review.

## LOANS, INVESTMENTS, GUARANTEES AND SECURITIES

Your Company is engaged in 'infrastructural activities' covered under Schedule VI of the Act and is therefore exempt from the provisions of Section 186 of the Act with regards to Loans, Investments, Guarantees and Securities. Details of loans given, guarantee and security provided in connection with loan and investments made by your Company are given in Note No. 60 of the Standalone Financial Statements.

## FOREIGN EXCHANGE EARNINGS AND OUTGO

During the year under review, your Company earned foreign exchange of ₹ 4,916 million as compared to ₹ 3,465 million in the previous year.

The total foreign exchange outgo of your Company during the year under review was ₹ 1,557 million as compared to ₹ 915 million in the previous year.

## SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

The Company has four subsidiaries and three associates as on the date of this Report. There has been no material change in the nature of the business of the subsidiaries. The Company does not have any Joint Venture.

Brief updates in relation to each subsidiary for the year under review are as given below:

- Chalet Hotels & Properties (Kerala) Private Limited is a subsidiary of your Company, which had insignificant or no operations during the year under review.
- Chalet Airport Hotel Private Limited ('CAHPL') is a wholly owned subsidiary of the Company having the same line of business as its Holding Company. CAHPL entered into a Franchise and Technical





Services & Development Assistance Agreement with The Indian Hotels Company Limited for a 'Taj' branded ~385-390 room hotel at Terminal 3 at Delhi International Airport.

- The Dukes Retreat Private Limited ('Dukes') is a subsidiary of the Company and owner and operator of The Dukes Retreat, Lonavala an 80-room full-service resort, which is undergoing renovation and capacity addition.
- Sonmil Industries Private Limited ('Sonmil') is a wholly owned subsidiary of the Company owning the land on which The Dukes Retreat, Lonavala is situated.

The Board of Directors on February 29, 2024 approved the acquisition of partners' share in Ayushi and Poonam Estates LLP, the owning entity of Courtyard By Marriott, Aravali Resort in Faridabad. Accordingly, the Company has considered the period from March 01, 2024 to March 31, 2024 for the purpose of purchase price allocations/consolidation of the said LLP.

The Company had filed a Scheme of Arrangement and Amalgamation of Belaire Hotels Private Limited and Seapark Hotels Private Limited with the Company. The Hon'ble National Company Law Tribunal, Mumbai Bench approved the said Scheme vide its Order dated May 19, 2023. The Appointed Date of the Scheme was April 01, 2020 and the Effective Date was June 19, 2023, when the said Order was filed with the Registrar of Companies.

The Board of Directors of the Company have approved the amalgamation of Sonmil and Dukes, which are wholly owned subsidiary and subsidiary of the Company respectively, with the Company, which inter-alia aims at simplified corporate structure, synergy in operations, greater financial strength and improvement in the position of the merged entity.

In terms of provisions of Section 136 of the Act, the Audited Financial Statements of the subsidiary companies can be accessed on the website of the Company viz. [www.chalethotels.com/annual-reports/](http://www.chalethotels.com/annual-reports/).

Your Company holds 33.1% of the Equity Share Capital of Krishna Valley Power Private Limited, 26.1% in Sahyadri Renewable Energy Private Limited and 26% in TP Agastaya Limited, being entities engaged in generation of hydropower and solar power respectively. Your Company continues to hold the aforesaid securities, however it does not have the ability to participate and neither is involved in the operations and/ or relevant activities of these companies/ entities, and neither has exposure or rights to variable returns. Hence, the aforementioned entities have not been considered as Associate companies in the consolidation of Financial Statements.

The Consolidated Financial Statements of your Company and its Subsidiaries, prepared in accordance with the relevant Accounting Standards, duly audited by the Statutory Auditors, forms part of this Annual Report. The statement under Rule 5 of the Companies (Accounts)

Rules, 2014 relating to Subsidiaries and Associates in Form AOC-1 is annexed as **Annexure II** to this Report.

The Company does not have any material subsidiary, however, the Company has formulated a policy for determining material subsidiary(ies) and such policy has been disclosed on the Company's website at [www.chalethotels.com/wordpress/wp-content/uploads/2024/02/Policy-for-Determination-of-Material-Subsidiaries.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2024/02/Policy-for-Determination-of-Material-Subsidiaries.pdf).

## MANAGEMENT DISCUSSION & ANALYSIS, CORPORATE GOVERNANCE AND BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORTS

A detailed note on the state of the Company's affairs is covered in the Management Discussion & Analysis section of the Annual Report.

Your Company has complied with the Corporate Governance requirements under the Act and Listing Regulations, the details of which are mentioned in a separate section viz. Report on Corporate Governance.

Further, the Business Responsibility & Sustainability Report, also forms an integral part of this Annual Report.

## DIRECTORS AND KEY MANAGERIAL PERSONNEL

The Board of Directors of the Company at its Meeting held on May 01, 2023 had, based on the recommendation of the Compensation, Nomination and Remuneration Committee, re-appointed Mr. Hetal Gandhi (DIN: 00106895) and Ms. Radhika Piramal (DIN: 02105221) as Independent Directors for a second term of Five years and Mr. Joseph Conrad D'Souza (DIN: 00010576) and Mr. Arthur William DeHaast (DIN: 07893738) as Independent Directors for a second term of Four years w.e.f. June 12, 2023. The re-appointments were also approved by the Members of the Company by way of Postal Ballot on June 05, 2023.

Further, on the basis of the recommendation of the Compensation, Nomination and Remuneration Committee, the Board of Directors at the meeting held on May 09, 2023 re-appointed Mr. Sanjay Sethi (DIN: 00641243) as the Managing Director and CEO of the Company for a further period upto January 31, 2026 w.e.f. February 09, 2024 and the same was approved by the Members of the Company at the AGM held on August 10, 2023.

In accordance with the Act and the Articles of Association of the Company, Mr. Neel Raheja (DIN: 00029010) is liable to retire by rotation and being eligible, has offered himself for re-appointment. Accordingly, the re-appointment of Mr. Neel Raheja is being placed for approval of the Members at the ensuing AGM. The information pertaining to the Directors being re-appointed as required pursuant to the Listing Regulations and Secretarial Standard-2, forms part of the Notice convening the AGM.





During the year under review, none of the Non-Executive Directors of the Company had any pecuniary relationship or transactions with the Company, other than receipt of Sitting Fees towards attending meetings of Board of Directors and / or Committees thereof. Further, pursuant to the approval of the Members of the Company by way of Postal Ballot on June 05, 2023, the Independent Directors of the Company will be paid Commission for the Financial Year 2024.

The Board of Directors at the meeting held on July 28, 2023 appointed Mr. Shwetank Singh as the Chief Growth and Strategy Officer of the Company on the basis of the recommendation of the Compensation, Nomination and Remuneration Committee, and designated him as a Key Managerial Personnel with effect from August 02, 2023.

Except as stated above, there were no other changes in the Directors and Key Managerial Personnel of the Company during the year under review.

### ANNUAL RETURN

As provided under Sections 92(3) and 134(3)(a) of the Act, read with Rule 12 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the draft Annual Return of your Company in Form MGT-7 for the Financial Year 2024, is hosted on the website of your Company at [www.chalet-hotels.com/annual-reports/](http://www.chalet-hotels.com/annual-reports/).

### NUMBER OF BOARD MEETINGS

During the Financial Year 2024, the Board of Directors met eight times. The details of the meetings held have been given in Corporate Governance Report.

### DIRECTORS' RESPONSIBILITY STATEMENT

On the basis of internal financial control framework and compliance systems in place and the work carried out by the Internal and Statutory Auditors, including audit of internal financial controls over financial reporting and internal reviews performed by the Management and the Audit Committee, the Board is of the opinion that your Company's internal financial controls were reasonable and adequate for the Financial Year 2024.

Accordingly, pursuant to Section 134(5) of the Act, the Board of Directors, to the best of their knowledge and ability, confirm that:

- (i) in the preparation of the accounts for the Financial Year ended March 31, 2024, the applicable Accounting Standards have been followed along with proper explanation relating to material departures;
- (ii) the Board of Directors have selected such accounting policies and applied them consistently and made judgments and estimates that were reasonable and prudent in order to give a true and fair view of the

state of affairs of your Company at the end of the Financial Year and of the profit of your Company for the Financial Year ended March 31, 2024;

- (iii) the Board of Directors have taken proper and sufficient care to the best of their knowledge and ability for the maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding the assets of your Company and for preventing and detecting fraud and other irregularities;
- (iv) the Financial Statements for the Financial Year ended March 31, 2024 have been prepared on a 'going concern' basis;
- (v) the Board of Directors have laid down internal financial controls for your Company which it believes are adequate and are operating effectively; and
- (vi) the Board of Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems are adequate and are operating effectively.

### GOING CONCERN

As our operational performance was marked by efficiency and effectiveness in delivering exceptional guest experiences, our Key Performance Indicators such as occupancy rates, Average Daily Rate (ADR), and Revenue Per Available Room (RevPAR) have shown steady improvement, reflecting the success of our operational strategies. We believe that effective cash flow management is essential for maintaining financial stability and ensuring the smooth operation of a business thereby enabling strategic investments for future growth. The Company has followed prudent cash flow management and continues to rationalize various processes to tighten, control and manage costs. All monetary obligations for the Company were met out of cash generated from operations. Accordingly, the Financial Statements for the year under review have been prepared on a Going Concern basis. During the year under review, there has been no change in the nature of business of the Company.

### ACCOUNTING TREATMENT

The Accounting Treatment is in line with the applicable Indian Accounting Standards ('Ind AS') recommended by The Institute of Chartered Accountants of India and prescribed by the Central Government in accordance with Section 133 of the Act.

### ADEQUACY OF INTERNAL FINANCIAL CONTROLS INCLUDING REFERENCE TO THE FINANCIAL STATEMENTS

The Internal Financial Control Systems including the Internal Audit and Internal Controls are commensurate with the size and scale of your Company's operational and commercial activities.





The managed hotels are operated through globally reputed hospitality companies which have their respective internal control systems in place. Your Company has provided an adequate system of internal control covering the franchise hotels as well as all corporate functions. The internal control systems provide assurance regarding the effectiveness and efficiency of operations, safeguarding of assets, reliability on financial controls and compliance with applicable laws.

Based on the recommendation of the Audit Committee, the Board has approved the appointment of M/s. PriceWaterhouse Coopers Services LLP as Internal Auditors of the Company for the Financial Year 2025. The Chief Internal Auditor who reports to the Audit Committee oversees the Internal Audit function of the Company. The reports by the Internal Auditors are placed before the Audit Committee for their review and improvements.

## AUDITORS & AUDITORS' REPORT

### Statutory Auditors

The Audit Committee and the Board of Directors at their respective meetings held on May 10, 2022 approved the re-appointment of M/s. B S R & Co. LLP, Chartered Accountants (Firm Registration No. 101248W/W-100022) as the Statutory Auditors of the Company for a second term of five years i.e. from the conclusion of the 37th AGM till the conclusion of the 42nd AGM, which was also approved by the Members at the 37th AGM of the Company held on September 14, 2022.

The Report of the Statutory Auditors along with its Annexures forms a part of this Annual Report. The Auditors' Report to the Members for the year under review was issued with an unmodified opinion.

### Explanation or Comments on Qualifications, Reservations, Adverse Remarks or Disclaimers made by the Auditors

There are no qualifications, reservations or adverse remarks or disclaimers made by Statutory Auditors in their Report on the Financial Statements for the Financial Year 2024. However, the Statutory Auditors have drawn attention i.e. Emphasis of Matter with regard to Note 43(c) of the Standalone Financial Statements, in their report, details of which are as follows:

#### "Emphasis of Matter

We draw attention to Note 43(c) to the standalone financial statements regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest

litigation. On November 21, 2014, the Honorable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would inter alia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the abovementioned order in the Honorable Supreme Court of India. The Hon'ble Supreme Court of India on January 21, 2015 has passed Status Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not except any potential material loss to be borne by the Company. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in the standalone financial statements as at March 31, 2024 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to ₹ 47.34 million (March 31, 2023: 48.54 million) and the hotel assets thereon (reflected as property, plant and equipment) aggregating to ₹ 366.17 million as at March 31, 2024 (March 31, 2023: ₹ 348.46 million).

#### Our opinion is not modified in respect of this matter."

The Auditors have clarified that their opinion is not modified in respect of the above matter. Detailed explanation in respect of the matter has been provided under Note 43(c) of the Standalone Financial Statements and are self-explanatory.

### Secretarial Audit

Pursuant to the provisions of Section 204 of the Act read with Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board of Directors had appointed M/s. KDA & Associates, Company Secretaries in Practice, to undertake Secretarial Audit for Financial Year 2024. The Secretarial Audit Report issued by them is annexed herewith as **Annexure IV**. There are no qualifications, reservations, adverse remarks or disclaimers in the report.

Further, the subsidiaries of the Company as mentioned above do not meet the criteria for material unlisted subsidiaries. Therefore, the provisions of Regulation 24A of the Listing Regulations, in respect of Secretarial Audit are not applicable to them, for the year under review.

### Cost Audit

Your Company has been maintaining cost accounting records as specified by the Central Government under Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014. Further, your Company was also required to conduct an audit of cost records as specified by the Central Government under Section 148 of the Act and the Rules framed thereunder for the Financial





Year under review. The Board of Directors appointed M/s. Chirag Trilok Shah & Co., Practicing Cost Accountant (Membership Number 23277 and Firm Registration Number 004442) as the Cost Auditor for conducting the audit of cost records for the Financial Year 2024, at the remuneration approved by the Members at the previous AGM.

During the year under review, none of the Auditors as mentioned above have reported any fraud and therefore no details are required to be disclosed under Section 134(3)(ca) of the Act.

### BOARD EFFECTIVENESS AND BOARD EVALUATION

Pursuant to Section 134(3)(p) of the Act, as amended from time to time, and Regulations 17 and 25 of the Listing Regulations, the Board of Directors had carried out an annual evaluation of its own performance, Individual Directors and its Committees for the Financial Year under review. A structured questionnaire was prepared after taking into consideration the Guidance Note issued by SEBI on Board Evaluation, covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committees, Board culture, execution and performance of specific duties, obligations and governance. The feedback and suggestions received from all the Directors have been discussed by the Independent Directors, Compensation, Nomination & Remuneration Committee and the Board of Directors at their respective meetings. The Directors expressed their satisfaction with the evaluation process.

### INDEPENDENT DIRECTORS

All the Independent Directors have confirmed that they meet the criteria of independence as laid down under the Act and Listing Regulations. They have declared that they do not suffer from any disqualifications specified under the Act and are not aware of any circumstances or situations which exist or may be reasonably anticipated that could impair or impact the ability to discharge their duties.

Based on such confirmations / declarations, in the opinion of the Board, the Independent Directors of your Company fulfil the conditions specified under the Act and the Listing Regulations and are independent of the management.

Further, all the Independent Directors have registered their names in the databank of Independent Directors maintained by the Indian Institute of Corporate Affairs and the Independent Director to whom online self-assessment proficiency test was applicable, has completed the same.

### COMMITTEES

Your Company has constituted the following Committees of the Board as per the requirements of the Act and the Listing Regulations:

- Audit Committee;
- Compensation, Nomination and Remuneration Committee;
- Corporate Social Responsibility and ESG Committee;
- Stakeholders' Relationship Committee; and
- Risk Management Committee.

The details of constitution, meetings held, attendance of the members and terms of reference of the said Committees, have been enumerated in the Corporate Governance Report which forms a part of the Annual Report.

### Policy on Compensation, Nomination and Remuneration

Your Company had in compliance with the provisions of Section 178 of the Act and Regulation 19 of the Listing Regulations, adopted a Policy for Appointment of Directors and Remuneration of Directors and Senior Management. The salient features of the said Policy are outlined in the Corporate Governance Report. The same is available on the website of your Company viz. [www.chalethotels.com/wordpress/wp-content/uploads/2023/11/Policy-for-Appointment-of-Directors-Remuneration-of-Director-and-Senior-Management.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2023/11/Policy-for-Appointment-of-Directors-Remuneration-of-Director-and-Senior-Management.pdf).

The Compensation, Nomination and Remuneration ('CNR') Committee of your Company, while formulating the above policy, has ensured that:

- the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate Directors/employees of the quality required to run the Company successfully;
- relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
- remuneration to Directors, Key Managerial Personnel and Senior Management involves a balance between fixed and performance linked bonuses reflecting short and long term performance objectives appropriate to the working of the Company and its goals.

The remuneration / compensation / commission (including annual increments, if any) paid to Directors and Senior Management including KMP of the Company is determined by the CNR Committee and are as per the terms laid down in the said Policy. The Managing Director & CEO of your Company does not receive remuneration or commission from any of the subsidiaries of your Company.

### Corporate Social Responsibility

Your Company had adopted a CSR Policy indicating the Company's broad philosophy and objectives, which is available on the website of your Company at [www.chalethotels.com/wordpress/wp-content/uploads/2021/09/CSR-Policy.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2021/09/CSR-Policy.pdf).





The annual report on CSR activities and details about the composition of CSR and ESG Committee along with the initiatives undertaken by the Company on CSR activities during the year under review is annexed as **Annexure III** to this Report.

### EMPLOYEE STOCK OPTION SCHEME (ESOP)

Based on the recommendation of the CNR Committee at its meeting held on May 30, 2023, the Board of Directors at its meeting held on July 03, 2023 formulated the CHL Employee Stock Option Plan 2023 to create and grant upto a maximum of 10,00,000 Employee Stock Options, in one or more tranches, to the Eligible Employees from time to time. The same was also approved by the Members of the Company in the AGM by way of Special Resolution held on August 10, 2023.

During the year under review, the Company had the following ESOP Schemes:

- Chalet Hotels Limited - Employee Stock Option Plan 2018
- CHL Employee Stock Option Plan 2022
- CHL Employee Stock Option Plan 2023

The applicable disclosures as stipulated under Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 have been made available on the website of the Company at [www.chalethotels.com/annual-reports/](http://www.chalethotels.com/annual-reports/).

Further, a certificate from M/s. KDA & Associates, Secretarial Auditors of the Company, with respect to implementation of ESOP and confirming that the Scheme is in compliance with the relevant SEBI Regulations and the Members approval obtained; shall be available for inspection by Members of the Company.

### PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

In line with the requirements of the Act and in accordance with the Listing Regulations, your Company has formulated a policy on dealing with Related Party Transactions ('RPTs') which is available on the website of the Company at [www.chalethotels.com/wordpress/wp-content/uploads/2022/12/CHL-Related-Party-Policy.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2022/12/CHL-Related-Party-Policy.pdf).

During the year under review, the transactions / contracts / arrangements entered into by the Company with related party(ies) as defined under the provisions of the Act and Listing Regulations, were in the Ordinary Course of Business at arms' length and were entered into with the prior approval of the Audit Committee and the Board of Directors of the Company. The disclosure in Form AOC-2 is not applicable to the Company for the Financial Year 2024 and hence does not form part of this Report.

Approval of the Members was sought at the AGM held on August 10, 2023 in respect of material modification of a

Material Related Party Transaction for raising of additional funds from the Promoters of the Company upto an amount of ₹ 1,000 million and an amount of ₹ 700 million is outstanding as on March 31, 2024.

All transactions with related parties are placed before the Audit Committee for its approval. Omnibus Approval is obtained on an each financial year basis, from the Audit Committee in respect of Related Party Transactions which are repetitive in nature or unforeseen, based on the criteria specified and approved by the Board upon recommendation of the Committee. The Committee and the Board reviews on a quarterly basis, all transactions entered into by your Company pursuant to the Omnibus Approvals so granted.

### RISK MANAGEMENT

Your Company is faced with risks of different types, each of which needs varying approaches for mitigation. The risk management framework defines the risk management approach across the enterprise. The risk framework which seeks to create transparency, minimize adverse impact on business objective and enhance your Company's competitive advantage, is reviewed by the Risk Management Committee periodically. An impact analysis of the identified risks including risk mitigation approach and risk mitigation status is also done at regular intervals taking into consideration the changing business environment and additional steps taken by the Company to further mitigate the risks.

Your Company has adopted a Risk Management Policy, pursuant to the provisions of Section 134 of the Act, to identify and evaluate business risks and opportunities for mitigation of the same on a continual basis, which is available on the Company's website at [www.chalethotels.com/wordpress/wp-content/uploads/2021/12/Risk-Management-Policy-renamed-as-on-October-28-2021.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2021/12/Risk-Management-Policy-renamed-as-on-October-28-2021.pdf).

Details of the key risks faced by your Company and measures for mitigation have been provided on pages 65 to 68 of the Integrated Reporting section of the Annual Report.

### VIGIL MECHANISM / WHISTLE BLOWER POLICY

Your Company has, in accordance with Section 177 of the Act and Regulation 22 of the Listing Regulations, formulated a Vigil Mechanism / Whistle Blower Policy for its Directors and Employees, to enable reporting of any wrongdoing within the Company / units that fall short of your Company's business principles on ethics and good business practices.

Your Company's Vigil Mechanism / Whistle Blower Policy provides a formal mechanism to the Directors, the employees and other stakeholders of the Company to report their concerns about unethical behavior, actual or suspected fraud or violation of the Company's Code of





Conduct. The said policy is available on the Company's website at [www.chalethotels.com/wordpress/wp-content/uploads/2023/05/Vigil-Mechanism-and-Whistle-Blower-Policy-Rev-May-09-2023.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2023/05/Vigil-Mechanism-and-Whistle-Blower-Policy-Rev-May-09-2023.pdf).

The Policy provides adequate safeguards against victimization of Directors and employees who avail of the mechanism and have also provided them direct access to the Chairperson of the Audit Committee. Matters reported under the Vigil Mechanism are informed to the Audit Committee from time to time. It is affirmed that no personnel of the Company has been denied access to the Chairperson of the Audit Committee.

### PREVENTION OF SEXUAL HARASSMENT

Your Company has complied with provisions relating to the constitution of Internal Complaints Committee in compliance with the requirements of The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013 and the Rules framed thereunder in respect of the Corporate Office and various units. The policy in this regard is available on the Company's website at [www.chalethotels.com/wordpress/wp-content/uploads/2023/05/POSH-Policy\\_Rev\\_May-09-2023.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2023/05/POSH-Policy_Rev_May-09-2023.pdf).

During the year under review, five complaints on sexual harassment were received and six complaints including one from the previous year have been resolved. Appropriate actions were taken, wherever necessary. The Company also conducts workshops from time to time to promote awareness on the issue.

Your Company continues its strong stand against any kind of sexual harassment and has zero tolerance for sexual harassment at workplace.

### HUMAN CAPITAL INITIATIVES AND PARTICULARS OF EMPLOYEES

Your Company focuses on building on its strength by developing the capability of its employees, through training and development and work life balance. During the year under review, your Company has undertaken various initiatives towards nurturing talent, keeping its people connected and taking various steps for maintaining the physical and emotional wellbeing of its employees.

Further, your Company has been listed as a Great Place to Work® Certified, for the fifth time in a row and certified in the 2023 list of 'India's Best Workplaces™ for Women 2023 - Mid-size (Top 50).

The disclosures pertaining to remuneration and other details as required under Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and

Remuneration of Managerial Personnel) Rules, 2014, is annexed to this Report as **Annexure V**.

Further, in terms of the provisions of Section 197(12) of the Act, read with Rules 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, a statement showing the names and other particulars of the employees drawing remuneration in excess of the limits set out in the said Rules forms part of this Report.

Having regard to the provisions of the second proviso to Section 136(1) of the Act, the Annual Report excluding the aforesaid information is being sent to the Members of the Company and others entitled thereto. Any Member interested in obtaining such information may write to the Company Secretary at [companysecretary@chalethotels.com](mailto:companysecretary@chalethotels.com) and the same will be furnished on request. The Annual Report including the aforesaid information is also available on the Company's website.

### ENVIRONMENTAL INITIATIVES AND ENERGY MANAGEMENT

Your Company was the first Hospitality Company, globally, to join Climate Group's RE100, EP100 and EV100 initiatives and make commitments linked to renewable electricity, energy efficiency and electric mobility respectively and continues in its commitment towards the environment.

The Company has undertaken various initiatives during the year under review to maintain a balance with the environment with a steady focus on sustainability. Detailed reporting on the aspects of ESG are covered in the Integrated Reporting Section of this Annual Report and the Business Responsibility and Sustainability Report.

As required under Section 134 of the Act read with Rule 8 of Companies (Accounts) Rules, 2014, the information relating to conservation of energy is annexed as **Annexure VI** to this Report. The information relating to technology absorption is not given since the same is not applicable to the Company.

### INTEGRATED REPORTING

Your Company has provided Integrated Report for the financial year under review, which encompasses both financial and non-financial information and stakeholders' relationships to enable well informed decisions and a better understanding of the Company's value creation model. The Report also touches upon aspects such as organization's strategy, governance framework, performance and prospects of value creation based on the six forms of capital viz. financial, manufactured, intellectual, human, social & relationship and natural capitals. The Integrated Report also includes ESG parameters and Company's performance vis-à-vis these.





### **SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS, COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE**

There were no significant and material orders passed by Regulators, Courts or Tribunals impacting the Going Concern status and Company's operations in future.

### **MATERIAL CHANGES AND COMMITMENTS**

The Company issued and allotted 12,626,263 Equity Shares under QIP to the Eligible Qualified Institutional Buyers on April 03, 2024 as detailed hereinabove.

Other than the one mentioned above, there have been no material changes and commitments affecting the financial position of your Company, which have occurred between the end of the Financial Year to which the Financial Statements relate and the date of this Report.

### **COMPLIANCE WITH SECRETARIAL STANDARDS**

Your Company is in compliance with the applicable Secretarial Standards, issued by The Institute of Company Secretaries of India and approved by the Central Government under Section 118(10) of the Act.

### **GENERAL**

Your Directors state that no disclosure or reporting is required in respect of the following matters as there were no transactions on these matters during the year under review:

- Issue of Equity Shares with differential rights as to dividend, voting or otherwise
- Issue of shares (including sweat equity shares) to employees of the Company under any scheme save and except Employees' Stock Option Schemes referred to in this Report
- Payment of remuneration or commission to Managing Director & CEO of the Company from any of its subsidiaries
- Proceedings filed by or against the Company under the Insolvency and Bankruptcy Code, 2016
- Onetime settlement with any Bank or Financial Institution

### **ACKNOWLEDGEMENTS**

Your Directors would like to express their deepest appreciation to the Members for their support received and their continued confidence in the Company's vision and endeavors. Your Directors extend their gratitude and sincerely appreciate the assistance and co-operation received from the Regulatory and Statutory Authorities, Government and its agencies, hotel & retail operating partners, Stock Exchanges, Depositories, lenders, legal advisors, Registrar & Share Transfer Agent, Auditors, vendors and other key stakeholders.

We are also immensely grateful to our Company's employees at all levels whose hard work, expertise, and commitment are the driving force behind our success.

**For and on behalf of the Board of Directors of Chalet Hotels Limited**

Place: Mumbai  
Date: May 13, 2024

**Sanjay Sethi**  
Managing Director & CEO  
DIN: 00641243

**Joseph Conrad D'Souza**  
Director  
DIN: 00010576



**DIVIDEND DISTRIBUTION POLICY****OBJECTIVE AND PHILOSOPHY**

- This Dividend Distribution Policy ("the Policy") establishes the principles to ascertain amounts that can be distributed to Equity Shareholders as dividend by the Company as well as enable the Company to strike a balance between pay-out and retained earnings, in order to address future needs of the Company.
- The hospitality industry is a capital intensive industry and the hotels of the Company are owned by the Company which entails substantial capital outlays.
- The objective of this Policy is to reward its shareholders by returning a portion of its profits after retaining sufficient funds for growth of the Company thus maximizing shareholders' value.
- The Policy sets forth the broad principles for guiding the Board and the Management in matters concerning declaration and distribution of dividend, with a view to ensure fairness, transparency, sustainability and consistency in the decision for distributing profits to shareholders.
- The Company believes that driving growth creates maximum shareholder value. Thus, the Company would first utilize its profits inter-alia for working capital requirements, capital expenditure to meet expansion needs, reducing borrowings, earmarking reserves for growth opportunities and thereafter distributing the surplus profits in the form of dividend to the shareholders.
- The Policy shall broadly specify the external and internal factors including financial parameters that shall be considered while declaring dividend and the circumstances under which the shareholders of the Company may or may not expect dividend and how the retained earnings shall be utilized, etc.

**REGULATORY FRAMEWORK**

- The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, requires listed companies to formulate a Dividend Distribution Policy.
- The Company has framed this policy to comply with the aforesaid requirements which has been approved by their Board of Directors.
- This Policy shall be effective and applicable for dividend, if any, declared for the Financial Year 2018-19 and onwards.
- Dividends will generally be recommended by the Board once a year, after the announcement of the full

year results and before the Annual General Meeting (AGM) of the shareholders, out of the profits of the Company for the current year or out of profits of the Company for any previous financial years or out of both, as may be permitted by the Companies Act, 2013 ('the Act').

- In the event of inadequacy or absence of profits in any year, the Board may recommend to declare dividend out of the accumulated profits earned by the Company in any previous financial years and transferred to free reserves, provided such declaration of dividend shall be in accordance with the provisions of the Act and Rules framed thereunder.
- The Board may also declare interim dividends as may be permitted by the Act.
- Subject to the provisions of the applicable laws, the Company's dividend pay-out will be determined based on available financial resources, investment and business requirements and taking into account optimal shareholder return.
- While determining the nature and quantum of the dividend pay-out, the Board would take into account the following factors:

**a) Internal Factors:**

- Cash flow position of the Company
- Profit after Tax during the financial year
- Working capital requirements
- Capital expenditure requirement
- Future cash requirements for Business expansion / organic growth and / or for inorganic growth
- Likelihood of crystallization of contingent liabilities, if any
- Upgradation of technology and physical infrastructure
- Debt levels and cost of borrowings
- Past dividend pay-out ratio / trends

**b) External Factors:**

- Business cycles
- Industry Outlook for the future
- Economic environment
- Capital markets
- Global conditions
- Changes in the government policies and regulatory provisions and guidelines





**c) Circumstances under which the shareholders of the Company may or may not expect dividend**

The shareholders of the Company may not expect dividend in the following circumstances, subject to discretion of the Board of Directors:

- Proposed expansion plans, renovations and up-gradations requiring higher capital allocation
- Decision to undertake any acquisitions, amalgamations, merger, joint ventures, new launches etc. which requires significant capital outflow
- Requirement of higher working capital for the purpose of business of the Company
- Debt obligations
- Proposal for buy-back of securities
- In the event of loss or inadequacy of profit

**d) Utilization of Retained Earnings**

The Board may retain its earnings in order to make better use of the available funds and increase

the value of the stakeholders in the long run. The decision of utilization of the retained earnings of the Company shall be based on the following factors:

- Market expansion plans
- Organic and / or inorganic growth
- Diversification of business
- Long term strategic plans for growth
- Replacement of capital assets
- Such other criteria's as the Board may deem fit from time to time.

**DISCLOSURES**

The Dividend Distribution Policy shall be disclosed in the Annual Report and on the website of the Company i.e. at [www.chalethotels.com/policies/](http://www.chalethotels.com/policies/).

**POLICY REVIEW AND AMENDMENTS**

The Board may review the Policy from time to time or when changes may be required.

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Annexure II

Form AOC-1

(Pursuant to first proviso to sub-section (3) of Section 129 of the Companies Act, 2013 read with Rule 5 of Companies (Accounts) Rules, 2014)

**Statement containing salient features of the financial statement of subsidiaries /associate companies**

Part "A": Subsidiaries

₹ in million

Sl. No	Name of the subsidiary	Date since when subsidiary was acquired	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Reporting currency and Exchange rate as on the last date of the relevant FY in the case of foreign subsidiaries	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Turnover	Profit / (Loss) before taxation	Provision for taxation	Profit / (Loss) after taxation	Proposed Dividend	% of share-holding
1	Chalet Hotels & Properties (Kerala) Private Limited	December 22, 2006	April 01, 2023 to March 31, 2024	Indian Rupees	277.88	(322.42)	55.85	100.39	NIL	0	(1.34)	0.82	(2.16)	NIL	90%
2	Chalet Airport Hotel Private Limited	August 18, 2022	April 01, 2023 to March 31, 2024	Indian Rupees	1.00	(50.43)	582.47	631.90	NIL	0	(43.49)	0.71	(44.20)	NIL	100%
3	The Dukes Retreat Private Limited	March 23, 2023	April 01, 2023 to March 31, 2024	Indian Rupees	22.57	305.42	382.95	54.96	NIL	194.03	25.05	6.80	18.25	NIL	82.28%
4	Sonmil Industries Private Limited	March 23, 2023	April 01, 2023 to March 31, 2024	Indian Rupees	3.01	18.58	23.34	1.75	5.64	0.60	0.35	0.14	0.21	NIL	100%

Notes:

Names of subsidiaries which are yet to commence operations: NIL

Names of subsidiaries which have been liquidated or sold during the year: NIL





## Part "B": Associates

Name of Associates	Date on which the Associate or Joint Venture was associated or acquired	Latest audited Balance Sheet Date	Shares of Associate held by the Company on the year end			Description of how there is significant influence	Reason why the associate is not consolidated	Net-worth attributable to Shareholding as per latest audited Balance Sheet (₹)	Net Profit or Loss for the year after tax	
			No.	Amount of Investment in Associates (₹ in million)	Extent of Holding %				Considered in Consolidation	Not Considered in Consolidation
Krishna Valley Power Private Limited	January 08, 2019	March 31, 2023	991,345	19.91	33.1%			N.A.	N.A.	N.A.
Sahyadri Renewable Energy Private Limited	November 05, 2017	March 31, 2023	1,044,500	31.46	26.1%		Your Company has for securing the supply of renewable energy acquired 33.1% of the Equity Share Capital of Krishna Valley Power Private Limited, 26.1% of the Equity Share Capital of Sahyadri Renewable Energy Private Limited and 26% of the Equity Share Capital of TP Agastya Limited, being entities engaged in generation of hydro power and solar power. Your Company does not have the ability to participate and neither is involved in the operations and/or relevant activities of these companies/ entities and neither has exposure or rights to variable returns. The financials of the abovementioned entities have thus not been considered as Associate companies in the consolidation of Financial Statements.	N.A.	N.A.	N.A.
TP Agastya Limited	October 20, 2023	March 31, 2023	2,551,597	0.13	26%	There is no significant influence.		N.A.	N.A.	N.A.

## Notes:

- Names of associates which are yet to commence operations - NIL
- Names of associate which have been liquidated or shares sold during the year - NIL

## For and on behalf of the Board of Directors of Chalet Hotels Limited

Place: Mumbai

Date: May 13, 2024

**Sanjay Sethi**

Managing Director &amp; CEO (DIN: 00641243)

**Milind Wadekar**

Chief Financial Officer

Membership No.: 116372

**Joseph Conrad D'Souza**

Director (DIN: 00010576)

**Christabelle Baptista**

Company Secretary

Membership No.: ACS17817



## Annual Report on CSR Activities

### Financial Year 2023-24

### 1. BRIEF OUTLINE ON CSR POLICY OF THE COMPANY:

The CSR Policy of your Company enables it to embark on a CSR journey covering various initiatives within the permitted regulatory framework. During the year under review, while the focus continued on skill development initiatives, the Company also supported various community development initiatives in and around the locations where the Company operates in association with NGOs.

## 2. COMPOSITION OF THE CSR COMMITTEE:

<b>Sl. No.</b>	<b>Name of Director</b>	<b>Designation / Nature of Directorship</b>	<b>Number of meetings of CSR Committee held during the year</b>	<b>Number of meetings of CSR Committee attended during the year</b>
1	Mr. Hetal Gandhi	Chairperson Independent Director	2	2
2	Ms. Radhika Piramal	Member Independent Director	2	2
3	Mr. Neel C. Raheja	Member Non-Executive Director	2	2
4	Mr. Sanjay Sethi	Member Managing Director and CEO	2	2

**3. WEB-LINK WHERE COMPOSITION OF CSR COMMITTEE, CSR POLICY AND CSR PROJECTS APPROVED BY THE BOARD ARE DISCLOSED ON THE WEBSITE OF THE COMPANY**

<b>CSR Committee</b>	<a href="https://www.chalethotels.com/composition-of-committees-2/">https://www.chalethotels.com/composition-of-committees-2/</a>
<b>CSR Policy</b>	<a href="https://www.chalethotels.com/policies/">https://www.chalethotels.com/policies/</a>
<b>CSR Projects</b>	<a href="https://www.chalethotels.com/wordpress/wp-content/uploads/2024/05/CSR_PLAN_2023_24.pdf">https://www.chalethotels.com/wordpress/wp-content/uploads/2024/05/CSR_PLAN_2023_24.pdf</a>

**4. EXECUTIVE SUMMARY ALONG WITH WEB-LINK(S) OF IMPACT ASSESSMENT OF CSR PROJECTS CARRIED OUT IN PURSUANCE OF SUB-RULE (3) OF RULE 8 OF THE COMPANIES (CORPORATE SOCIAL RESPONSIBILITY POLICY) RULES, 2014, IF APPLICABLE (ATTACH THE REPORT).**

Not Applicable for the Financial Year under review

5. (a) Average net profit of the company as per section 135(5): **Loss: ₹470 million**  
(b) Two percent of average net profit of the company as per section 135(5): **N.A.**  
(c) Surplus arising out of the CSR projects or programmes or activities of the previous financial years: **NIL**  
(d) Amount required to be set off for the financial year, if any: **NIL**  
(e) Total CSR obligation for the financial year [(b)+(c)-(d)]: **NIL**
6. (a) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project).

~~Ongoing~~

[illegible]



## Other than ongoing

(1) Sl. No.	(2) Name of the Project	(3) Item from the list of activities in schedule VII to the Act	(4) Local area (Yes/No)	(5) Location of the project		(6) Amount spent for the project (in ₹)	(7) Mode of implementation - Direct (Yes/No)	(8) Mode of implementation - Through implementing agency	
				State	District			Name	CSR registration number
1.	Providing infrastructural support for the NV Chinmaya Vidyalaya	Schedule VII - Clause ii - Promoting education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects.	Yes	Maharashtra, Shegaon Buldhana District		5,00,000	No	Central Chinmaya Mission Trust	CSR00008084
2.	Skill Development / Digital Education of Persons with Disabilities (75 trainees)	Schedule VII - Clause ii - Promoting education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects.	Yes	Maharashtra, Mumbai Maharashtra, Pune Telangana, Hyderabad		15,04,230	No	Trust for Retailers and Retail Associates of India	CSR00002617
3.	Skill Development of Women (25 trainees)	Schedule VII - Clause ii - Promoting education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects.	Yes	Telangana, Hyderabad		5,90,175	No	Trust for Retailers and Retail Associates of India	CSR00002617





## STATUTORY REPORTS

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act	Local area (Yes/ No)	Location of the project		Amount spent for the project (in ₹)	Mode of implementation - Direct (Yes/No)	Mode of implementation - Through implementing agency	
				State	District			Name	CSR registration number
4.	Skill Development of Youth (30 trainees)	Schedule VII - Clause ii - Promoting education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects.	Yes	Maharashtra,	Ratnagiri	7,50,000	No	Tourism & Hospitality Skill Council	CSR00007424
5.	Donation to a Hospital	Schedule VII - Clause i - promoting healthcare including preventive healthcare	Yes	Maharashtra,	Mumbai	5,00,000	No	Neurology Foundation	CSR00002817
Total						38,44,405			

- (b) Amount spent in Administrative Overheads: **NIL**
- (c) Amount spent on Impact Assessment, if applicable: **NIL**
- (d) Total amount spent for the Financial Year (6a+6b+6c): ₹ **38,44,405**
- (e) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Financial Year (in ₹)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per subsection (6) of section 135.		Amount transferred to any fund specified under Schedule VII as per second proviso to subsection (5) of section 135.		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
38,44,405	-	-	-	-	-

- (f) Excess amount for set-off, if any:

Sl. No.	Particulars	Amount (in ₹)
(i)	Two percent of average net profit of the company as per section 135(5)	-
(ii)	Total amount spent for the Financial Year	38,44,405
(iii)	Excess amount spent for the financial year [(ii)-(i)]	38,44,405
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	38,44,405





**7. Details of Unspent CSR amount for the preceding three financial years: Not Applicable**

Sl. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (in ₹)	Balance Amount in Unspent CSR Account under section 135(6) (in ₹)	Amount spent in the Financial Year (in ₹)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.		Amount remaining to be spent in succeeding financial years. (in ₹)	Deficiency, if any
					Amount (in Rs)	Date of transfer		
1								
	Total							

**8. WHETHER ANY CAPITAL ASSETS HAVE BEEN CREATED OR ACQUIRED THROUGH CSR AMOUNT SPENT IN THE FINANCIAL YEAR**

No

If Yes, enter the number of Capital assets created/ acquired: Not Applicable

**FURNISH THE DETAILS RELATING TO SUCH ASSET(S) SO CREATED OR ACQUIRED THROUGH CORPORATE SOCIAL RESPONSIBILITY AMOUNT SPENT IN THE FINANCIAL YEAR:**

Sl. No.	Short particulars of the property or asset(s) [including complete address and location of the property]	Pincode of the property or asset(s)	Date of Creation	Amount of CSR amount spent	Details of entity/ Authority/ beneficiary of the registered owner		
					CSR Registration Number, if applicable	Name	Registered address
	Not Applicable						

**9. SPECIFY THE REASON(S), IF THE COMPANY HAS FAILED TO SPEND TWO PER CENT OF THE AVERAGE NET PROFIT AS PER SECTION 135(5).**

Not Applicable

**Sanjay Sethi**

Managing Director and CEO

DIN 00641243

Place: Mumbai

Date: May 13, 2024

**Hetal Gandhi**

Chairperson - CSR Committee

DIN 00106895

Place: Srinagar

Date: May 13, 2024





FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2024

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members,

**CHALET HOTELS LIMITED**

Raheja Tower, Plot No. C-30, Block 'G',

Next to Bank of Baroda, Bandra Kurla Complex,

Bandra (E), Mumbai 400051

We have conducted Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **CHALET HOTELS LIMITED** (hereinafter called "the Company"), incorporated on **January 06, 1986** having **CIN: L55101MH1986PLC038538** and having its Registered office at Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra(E), Mumbai - 400051. Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on **March 31, 2024** ("audit period") complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company, for the Financial Year ended on **March 31, 2024**, according to the following provisions of (including any statutory modifications, amendments or re-enactment thereof for the time being in force):

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and the Bye-Laws framed thereunder;

- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment and External Commercial Borrowings - **Not Applicable for the period under review in respect of Overseas Direct Investment;**
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
  - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
  - c) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;
  - d) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"); and
  - e) The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018
  - f) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
  - g) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **Not Applicable for the period under review**
  - h) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; - **Not Applicable for the period under review;**
  - i) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **Not Applicable for the period under review**
  - j) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 - **Not Applicable for the period under review**





We have relied on the representation made by the Company and its officers for the systems and the mechanism formed by the Company for the Compliances under the applicable Acts and the regulations to the Company.

We have also examined compliance with the Secretarial Standards issued by The Institute of Company Secretaries of India.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines and Standards mentioned above.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Non-Independent Directors and Non-Executive Independent Directors and Woman Director. There were no changes in the Composition of the Board of Directors and Key Managerial Personnel, however the Independent Directors and the Managing Director and CEO of the Company were re-appointed during the period under review.

Adequate notice is given to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent as per the provisions of the Companies Act, 2013 and the rules made thereunder, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting including meetings held through video conference.

All decisions have been approved with the unanimous consent of the Board of Directors and recorded as part of the minutes.

There are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

**We further report that** during the audit period, the following specific events took place which had a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc:-

- i. Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench approved the Amalgamation of Belaire Hotels Private Limited (Transferor Company No.1) and Seapearl Hotels Private Limited (Transferor Company No.2) with Chalet Hotels Limited (Transferee Company) through its Order dated May 19, 2023.
- ii. The Members on June 5, 2023 approved by way of Postal Ballot, the re-appointment of the Independent Directors of the Company for a second term.
- iii. The Company formulated CHL Employee Stock Option Plan 2023, for granting of 10,00,000 Options,

exercisable into 10,00,000 Equity Shares of ₹ 10 each for the benefit of the Eligible Employees.

- iv. The Company acquired 26% of the Equity Share Capital of TP Agastaya Limited for the purpose of power purchase under Group Captive arrangement. Accordingly, TP Agastaya Limited has become an Associate of the Company.
- v. The Company has granted 3,03,738 Employee Stock Options to the Eligible Employee under CHL Employee Stock Option Plan 2023.
- vi. The Company has allotted Equity Shares under the following ESOP Schemes, resulting in an increase in the paid-up share capital of the Company from ₹ 2,05,02,48,640 to ₹ 2,05,47,40,080.

Sr. No.	Name of ESOP Scheme	No. of Equity Shares Allotted	Date of Allotment
1	Chalet Hotels Limited - Employee Stock Option Plan 2018	1,33,000	September 4, 2023
2	CHL Employee Stock Option Plan 2022	2,36,840	September 4, 2023
		46,983	January 19, 2024
		32,321	January 29, 2024

- vii. The Members of the Company approved raising of capital by way of public or private offerings, including through a Qualified Institutions Placement to eligible investors through an issuance of Equity Shares or other eligible convertible securities for an amount not exceeding ₹ 2,000 crore through Postal Ballot on March 10, 2024.
- viii. The Company acquired "Ayushi and Poonam Estates LLP", owning entity of Courtyard by Marriott, Aravalli Resort on February 29, 2024. Upon acquisition, Chalet Hotels Limited and Sonmil Industries Private Limited (wholly owned subsidiary) own 100% of the capital and 100% of the share in profit in Ayushi and Poonam Estates LLP.
- ix. The Members of the Company in its Annual General Meeting held on August 10, 2023 approved following items:-
  - a) Payment of remuneration, including commission, other permissible reimbursements and services rendered of a professional nature, as provided under Section 197(4) of the Act, but excluding sitting fee, to the Non-Executive Independent Directors of the Company for a period of 3 (three) years, commencing from Financial Year 2023-24;





- b) Re-appointment of Mr. Sanjay Sethi (DIN: 00641243) as Managing Director & CEO of the Company for a period upto January 31, 2026 and approval of his remuneration;
- c) Extension of tenure for redemption of 0.001% Non-Cumulative Redeemable Preference Shares for a period of 3 (three) years from December 21, 2023 to December 21, 2026 and consequential amendment in the Articles of Association of the Company;
- d) Issue of Cumulative/Non-Cumulative, Listed or Unlisted, Secured, Redeemable, Non-Convertible Debentures/or other Debt securities ('Debt Instruments') on a private placement basis, in one or more series/tranches upto an amount not exceeding ₹ 500 Crore.
- e) Raising of funds upto an amount not exceeding ₹ 100 Crore in the aggregate, by way of Interest Free Unsecured Loans or Interest Free Inter Corporate Deposits, or any combination thereof, from the Promoters of the Company or their designated nominees;
- f) Approved CHL Employee Stock Option Plan 2023;

**For KDA& Associates**

(Formerly known as KDT & Associates)  
Practicing Company Secretaries

**Kaushal Dalal**

Partner

M. No: F7141 CP No:7512

PR No.: 2154/2022

UDIN: F007141F000359273

Date: May 13, 2024

Place: Mumbai





**Annexure A**

To,  
The Members,  
**CHALET HOTELS LIMITED**  
Raheja Tower, Plot No.C-30, Block 'G',  
Next to Bank of Baroda, Bandra Kurla Complex,  
Bandra(E), Mumbai 400051

Our report of event date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these Secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test check basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provides a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulation, standards is the responsibility of management. Our examination was limited to the verification of procedures on a test check basis.
6. The Secretarial audit report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**For KDA& Associates**

(Formerly known as KDT & Associates)  
Practicing Company Secretaries

**Kaushal Dalal**

Partner

M. No: F7141 CP No:7512

PR No.: 2154/2022

UDIN: F007141F000359273

Date: May 13, 2024

Place: Mumbai





**THE INFORMATION REQUIRED UNDER SECTION 197 OF THE COMPANIES ACT, 2013 READ WITH RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014 ARE GIVEN BELOW.**

**I THE RATIO OF THE REMUNERATION OF EACH DIRECTOR TO THE MEDIAN REMUNERATION OF THE EMPLOYEES OF THE COMPANY FOR THE FINANCIAL YEAR 2024:**

Name of Directors	Designation	Ratio of Remuneration of each Director to median remuneration	Remuneration (₹)
Mr. Hetal Gandhi	Non-Executive Chairperson and Independent Director	3.2	11,50,000
Mr. Joseph Conrad D'Souza	Independent Director	3.4	12,00,000
Mr. Arthur DeHaast <sup>2</sup>	Independent Director	3.3	11,75,000
Ms. Radhika Piramal	Independent Director	2.6	9,25,000
Mr. Ravi C. Raheja	Non-Executive Director	2.8	9,75,000
Mr. Neel C. Raheja	Non-Executive Director	3.0	10,50,000
Mr. Sanjay Sethi	Managing Director and CEO	136.9	4,84,98,466

**II THE PERCENTAGE INCREASE IN REMUNERATION OF EACH DIRECTOR, CHIEF FINANCIAL OFFICER, CHIEF EXECUTIVE OFFICER, COMPANY SECRETARY IN THE FINANCIAL YEAR 2024 AS COMPARED TO FINANCIAL YEAR 2023:**

Name of Directors and KMPs	Designation	% increase / decrease in Remuneration
Mr. Hetal Gandhi	Non-Executive Chairperson and Independent Director	35.29
Mr. Joseph Conrad D'Souza	Independent Director	33.33
Mr. Arthur DeHaast <sup>2</sup>	Independent Director	-44.83
Ms. Radhika Piramal	Independent Director	94.74
Mr. Ravi C. Raheja	Non-Executive Director	69.57
Mr. Neel C. Raheja	Non-Executive Director	55.56
Mr. Sanjay Sethi	Managing Director and CEO	-1.59
Mr. Milind Wadekar	Chief Financial Officer	-1.95
Ms. Christabelle Baptista	Company Secretary	23.50
Mr. Shwetank Singh	Chief Growth and Strategy Officer	N.A.
Mr. Rajneesh Malhotra	Chief Operating Officer	0.79

**NOTES:**

- The remuneration of Non-Executive Directors consists only of Sitting Fees. The Independent Directors of the Company are entitled to fixed remuneration for FY 2024.
- Mr. Arthur DeHaast was paid professional fee as per the terms of his appointment.

**III THE PERCENTAGE INCREASE IN THE MEDIAN REMUNERATION OF EMPLOYEES IN THE FINANCIAL YEAR 2024:**

The percentage increase in the median remuneration of all employees in the Financial Year was 5.45%.

**IV THE NUMBER OF PERMANENT EMPLOYEES ON THE ROLLS OF COMPANY AS ON MARCH 31, 2024:**

The number of permanent employees on the rolls of Company as on March 31, 2024 was 2,287.

**V** It is affirmed that the remuneration paid to the Directors, Key Managerial Personnel and Members of Senior Management team is as per the Appointment and Remuneration of Directors and Senior Management Policy of the Company.





## ANNEXURE VI

## CHALET HOTELS LIMITED

**ENERGY CONSERVATION MEASURES UNDERTAKEN BY THE COMPANY DURING FINANCIAL YEAR 2023-24**

The energy conservation measures undertaken during the financial year under review have been broadly categorized into two sections i.e. Projects and Operations:

**A. Projects:**

At Chalet Hotels, our projects design embodies future-focused passive and active design strategies while emphasizing sustainability and innovation. Our integrated design approach includes high performance building envelope such as walls, roofs with heat reflective surfaces and low emissivity glass for facades and maximising daylight and ventilation for regularly occupied spaces. We plan onsite as well as offsite renewable power to ensure lesser dependency on the grid supply. Energy efficient lighting, pumps, motors and Air Conditioning system. Use of sensors such as occupancy sensors, daylight & CO2 sensors.

**B. Operations:****Some of the ongoing measures that have been deployed are:**

- Implementation of Plant Room Optimizer, including automated IP-based systems and highly efficient Chillers, variable in-line pumps and low approach cooling towers.
- Implementation of variable frequency drives for chiller plant pumping systems for enhanced control and efficiency.
- Implementation of auto condenser tube cleaning to maintain proper heat transfer resulting reduced energy loss.
- Implementation of pressure independent balancing valves for AHU's & FCU's to optimize operation and have better air conditioning control.
- Implementation of water-to-water heat pumps for efficiently generate hot water.
- Implementation of EC motors for larger capacities air handling units for better operational control and enhanced efficiency
- Implementation of heat recovery wheels for efficient operation of ventilations systems.
- Implementation of motion sensors for automated lighting control.
- Implementation of guest room automation for integrated lighting and HVAC control of guest room.
- Installation of solar panel at the premises terrace/landscape areas to generate electricity from solar energy for captive consumption.
- Implementation of carbon dioxide sensors in carpark to maintain air quality.
- Implementation of IoT automation to optimally operate and control various equipment through artificial intelligence and machine learning.

**Initiatives Undertaken in the Financial Year under review:**

- Replacement of old chillers with new energy-efficient High COP chillers.
- Replacement of old chilled water distribution pumps with new energy-efficient inline pumps with built-in demand control.
- Replacement of FCU chilled water control valves with pressure-independent balancing control valves.
- Installation of boiler flue gas recovery systems to harness energy from steam boiler exhaust flue gases.
- Retrofitting of water-cooled chiller with Variable Frequency Drive (VFD) for improved energy control during low-load conditions.
- Introduction of non-chemical treatment of cooling tower water at select hotels to eliminate chemical usage and safeguard the environment.
- Installation of dewatering shredders to pretreat wet waste before treatment, enhancing the quality of output produced.





# MANAGEMENT DISCUSSION AND ANALYSIS

## GLOBAL OUTLOOK

According to the World Economic Outlook report 2024, global output grew in 2023 by a stable 3.0% despite being a challenging and uncertain year owing to major geopolitical tensions and growth is expected to continue to be 3.2% for both 2024 and 2025. However, this continues to remain below the historical (2000-2019) annual average of 3.8%. This reflects cautionary & restrictive monetary policy along with expectations of low underlying productivity growth in key large markets. Given these, as per the same report the global headline inflation is also expected to fall to 5.9% in 2024 and to 4.5% in 2025 vs ranging over 7% in the last couple years.

While economic conditions among the emerging-market economies in G20 are still very diverse, India is expected to grow the fastest among all, at no less than 6.5% closely trailed by China & Indonesia. The Market Intelligence and Analytics report by CRISIL further accentuates that India will stand as the third largest economy while it inches closer to \$7 trillion mark by 2031 based on the average growth expectation of 6.7%. Growth enablers for the economy are, the capex in industrial & infrastructure segments growing around 9-11% would strengthen financial flexibility, generating healthy balance sheets & revenues. This, in turn augurs well for the utilization of capacity, completing the loop with further investments.

## GLOBAL HOSPITALITY INDUSTRY OUTLOOK

As per JLLs 'Global Hotels Investment Outlook 2024' report and reiterated by key consultants, the global hospitality industry demonstrated resilience as RevPAR recovered vs 2019 by 12%. The APAC region leads this space, and it remains as the only region that has fully recovered post covid. APAC was followed by Middle East, Europe, and the Americas. Global resort and leisure-heavy markets expect normalization in demand post a very sharp move up while urban market performance has continued to accelerate as business, group, and international travel recover. The Global Business Travel Association (GBTA) expects business travel spend to reach a full recovery in 2024 and leisure tourism is expected to continue as the primary driver of global hotel performance.

Urban hotels could wing their way to boot in 2024 with London, New York, and Tokyo likely to attract the most investor interest as well. Along with stabilizing global GDP growth investment volumes are expected to pace up from 2023 levels. Overall, the industry displays optimism with demand driving factors flourishing and attracting investments globally while supply seemed to move in the right direction for the industry to grow.

## THE INDIA OPPORTUNITY, THE OUTLOOK, AND THE EXTERNAL ENVIRONMENT WE DEAL WITH

India continues to be on the forefront of opportunities and growth. Considering the strategic positioning, India is part of the top 100 club on Ease of Doing Business and ranks 1st in the greenfield FDI ranking globally. India's journey towards becoming a developed nation by 2047 to accomplish the overall goal of over 8% growth, in future, hinges significantly on building sustainable and modern infrastructure through advanced transportation networks, including roads, railways, ports, and airports and move towards developing inclusive cities that drive economic growth. The government's commitment is evident through its allocation of 3.3% of GDP to the infrastructure sector in the fiscal year 2024, with particular focus on the transport and logistics segments.

In tandem with the hospitality industry's 2023 resurgence, Government of India (GoI) recognized the importance of tourism sector as the demand driver and employment generator and responded by increasing the budget for tourism sector by 45% and has advanced on a mission mode with active participation from all stakeholders, including public-private partnerships. Initiatives under the flagship of PM Gati Shakti National Master Plan like the National Expressway project to develop 2 lakh-km national highway network by 2025, National Rail Plan 2030, UDAN to expand the airports to 220, Sagar Mala project to develop ports serve as a catalyst to improve the connectivity & infrastructure supporting the hospitality and tourism industry. Thus, the travel industry with the support of the GoI is driving and seeing strong demand in the following:

- a. **'Wed in India'**: The growing popularity of lavish destination weddings accounted for an expenditure close to ₹ 3.75 trillion in 2023 which is peculiar to Indian culture. The 'Wed in India' initiative by GoI is promoting India as the wedding destination of the world for local & international demand.
- b. **Promote conventions & MICE**: There are more than 1,300 Star-category hotels capable of being excellent venues for MICE along with 70+ convention centers in the country. Further, new state-of-the-art convention centers such as Yashobhoomi (ICC and Expo Centre at Dwarka) and Bharat Mandapam (IECC at New Delhi), Jio convention centre Mumbai are expected to enhance India's standing in the global MICE tourism market. New MICE committees are in the process of being set up by state governments in key metros to promote India as a destination for MICE globally and cater the national & international political, sports and business events.





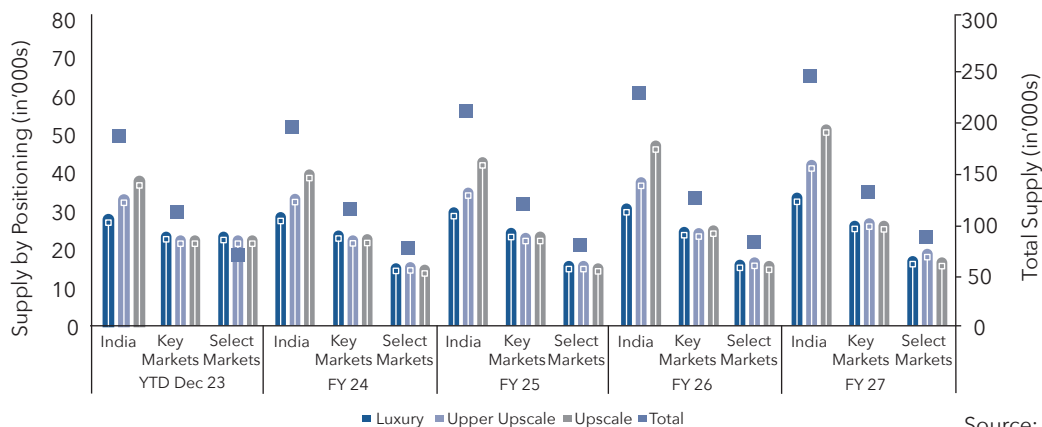
- c. **Indian culture and pilgrimage:** The improved infrastructure and accessibility allows visitors to interact with India's rich legacy and culture - as was witnessed during the Ram Mandir inauguration, all indicative of the move towards government's mission to achieve 100 million tourists by 2047. Government programs like Dekho Apna Desh and Swadesh Darshan apart from foreign tourist arrivals (FTAs) have been essential in fostering this drift.
- d. **Leisure & Bleisure:** With its unique advantage of demographics, higher per-capital income, growing middle class, the industry is witnessing a big push for inbound tourism. Sustainable actions to Instagram worthy accommodations, have become a next gen priority and there is willingness to spend more for these. In addition, the concept of staycations and bleisure has further pivoted investment

trajectory towards increasing untraditional non-accommodation revenue streams, such as restaurants, spas, and convention center.

Along with demand push, there are significant capital investments in pipeline, with around 46% increase in the budget for infrastructure and tourism development. 15 states have granted industry status to hotels, enabling benefits such as industrial rates for energy, water, property tax incentives etc. Nation-wide grant of industry status for the hotel sector would be materially beneficial.

While there are ample demand drivers, nature of supply and the drivers are diverse and complex for the industry. Supply composition has evolved towards increased footprint for upscale, upper midscale and Midscale & Economy (M-E) segments given the focus and emergence of Tier 2 and 3 markets in the business & leisure landscape and this is expected to continue over next 3-5 years.

**Chart 15: Expected Supply (Inventory in 000s)**



Source: Horwath HTL

**Note:** Key Markets comprise the six metro cities (Mumbai metropolitan area, Delhi NCR, Bengaluru, Chennai, Hyderabad and Kolkata), Ahmedabad, Pune, Jaipur and Goa. Select Markets are markets where CHL has an operating hotel - Mumbai metropolitan area, Delhi NCR, Bengaluru, Hyderabad, Pune and Lonavala

About 24% of new supply is expected to be in the Lux-Upper Upscale segment, 22% and 19% in the Upscale and Upper-Midscale segments respectively and 34% in the Midscale-Economy segment over 2024 to 2027.

Supply spread to other markets is an important evolution of the industry with 65k rooms added between FY01 and YTD Sep-23 and another 39k expected to be added by 2026-27. Sizeable supply expansion outside the Key metro cities and segmental spread of supply reflects increasing market maturity and potential for wider demand growth. However, despite the direction of supply addition, Luxury and Upper Upscale will remain extremely relevant to the industry as reflected by the revenue share of 55% with the supply share of 34%.

Development of Hotels in India face several challenges and act as barriers to entry. High cost of land along with cost of hotel development impact viability. This coupled

with limited and expensive capital financing avenues for real estate development, the long and uncertain regulatory approval process further impact financials affecting project quality. Other macro level policy changes for specific markets and manpower shortages present further challenges to operate. These issues are being addressed but the pace is slow.

Looking ahead, India is expected to reach the pre-2019 spending levels by 2025 and 120% of its pre-COVID business travel spend in 2027. There is a definite traction in demand and supply and given the external environment the industry is in a sweet spot.

#### CHALET HOTELS LIMITED

Chalet Hotels has delivered some of its best quarters in 2023-24 on the back of excellent & focused business performance, strategic acquisitions, and inventory additions. The results are a testament to the strength of the





asset portfolio & balance sheet of the Company backed by an overall resurgence in the hospitality industry.

In FY24, our RevPAR (Revenue Per Available Room) grew by 18% year-on-year to ₹ 7,776. Average Daily Rates (ADR) grew by a healthy 17% to ₹ 10,718 on a same store basis and average room rates grew by 19% year-on-year to ₹ 10,942. The overall occupancy for the 2023-24 was at 73%, an expansion of 100 bps over the previous year, and this is with 25% higher room inventory for the

year with the addition of new hotels and expansion in one hotel. This was led by an accelerated improvement in the Bengaluru and Hyderabad markets on the rates front further supported by steady occupancy pick up in Mumbai market. Our two large hotels in Mumbai saw several large events and high demand from groups, the great Indian wedding season along with greater demand from business travelers leading to 3 percentage points increase in cities occupancy. F&B revenue also did very well with 18% growth over last year.

## HOSPITALITY CITYWISE PERFORMANCE

ADRs continue to grow this year, also marking upward trend from Q2 onwards as reflected in the table below:

	Q1FY24	Q2FY24	Q3FY24	Q4FY24	FY24	FY23	YoY
<b>ADR (₹)</b>							
MMR	10,826	9,861	11,510	12,173	11,121	9,741	14%
Others	9,555	9,309	10,235	11,474	10,188	8,277	23%
<b>Combined</b>	<b>10,317</b>	<b>9,610</b>	<b>10,974</b>	<b>11,862</b>	<b>10,718</b>	<b>9,169</b>	<b>17%</b>
<b>Occupancy %</b>							
MMR	74%	74%	78%	81%	77%	74%	300 bps
Others	64%	72%	64%	70%	68%	69%	(200 bps)
<b>Combined</b>	<b>70%</b>	<b>73%</b>	<b>71%</b>	<b>76%</b>	<b>73%</b>	<b>72%</b>	<b>100 bps</b>
<b>RevPAR (₹)</b>							
MMR	7,976	7,288	8,977	9,815	8,513	7,211	18%
Others	6,147	6,737	6,546	8,079	6,915	5,724	21%
<b>Combined</b>	<b>7,182</b>	<b>7,034</b>	<b>7,838</b>	<b>8,984</b>	<b>7,776</b>	<b>6,605</b>	<b>18%</b>

MMR: Mumbai Metropolitan region

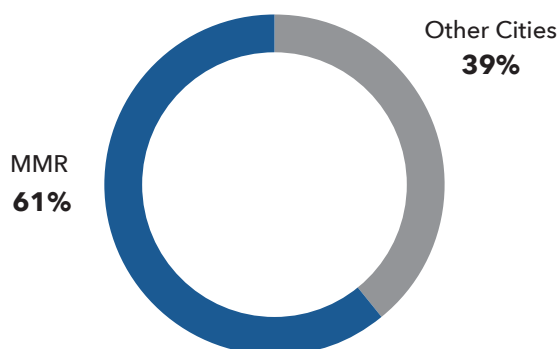
MMR region dominate in terms of ADR and occupancy as reflected in the table above which further translates to Revenue share and an even higher EBITDA share.

## ROBUST ADRs: Quarterly Performance

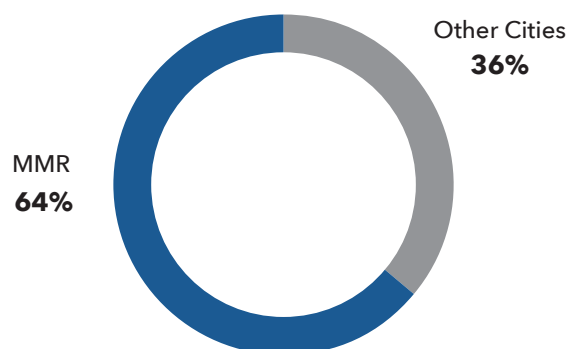
Overall company revenue improved by 22% to 14,370 million while EBITDA increased by 20% to 6,044 million over the year. The EBITDA margins reduced by 50 bps to 42.1% on account of newer assets being operationalized, yet to bring in revenues.

For hospitality, Revenue increased by 26% to ₹ 12,930 million, EBITDA improved by 33% to ₹ 5,742 million. Margins moved up from 42% to 44.4% led by continued emphasis on cost control measures and driving efficiencies, while the new assets are still within the initial period and yet to stabilize. On same store basis EBITDA margin expanded by 310 bps to 45.1%, a reflection of these initiatives.

**FY24 Revenue : Rs. 12,930 Mn**



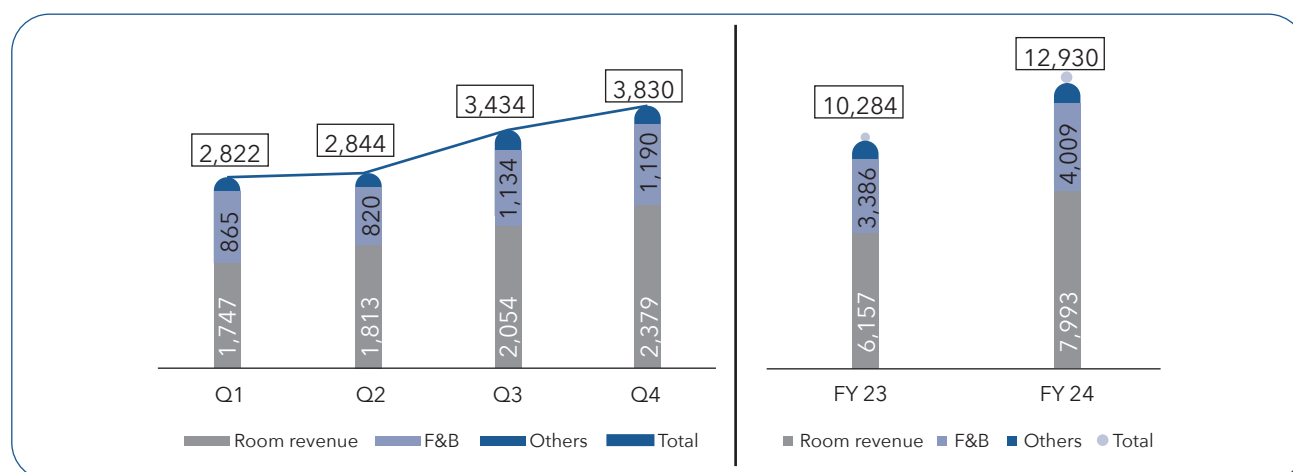
**FY24 EBITDA : Rs. 5,742 Mn**





## HOSPITALITY REVENUE BREAKUP

Revenue continues to grow QoQ throughout FY24. Room revenue continue to dominate the revenue breakup, but F&B contributes a good ~30% to the revenue and continues to grow over the period as given below:



## ENVIRONMENT, SOCIAL & GOVERNANCE

FY24 was marked by several ESG wins as a result of the initiatives taken by the Company:

- The Company has increased the green footprint to 3 msf. The company now has 5 USGBC LEED Gold properties as CIGNUS Bangalore and The Westin Hitec Hyderabad, are now certified USGBC LEED Gold.
- The company achieved DJSI score of 57 this year, continuing the improvement journey for 2 years in a row. With this score, our company has been placed 8th amongst global hospitality companies.
- The Company has been certified as a Great Place To Work in India under the Mid-sized organizations category, for the 5<sup>th</sup> year in a row.
- As a result of the diversity & inclusion initiatives, Women employees in the workforce improved from 17% in 2022-23 to 22% in 2023-24.

For further details, please go to page no. 24 and 25.

## RENTAL / ANNUITY PORTFOLIO

The company has commercial assets at 3 locations co-located with its hotel portfolio. At Sahar, Mumbai, with 0.5 msft leasable area, we have achieved near full occupancy with stable growth on rentals and cashflows. In other locations with total inventory of 1.9 msft of leasable area in Whitefield, Bengaluru and Powai, Mumbai, leasing activity picked up pace in the second half of the year. As of April 2024, Bengaluru has 0.44 msft area leased while the same for Powai is 0.16 msft. The pipeline is strong and the rest of the inventory is expected to be leased by the end of 2024-25.

## RESIDENTIAL IN BENGALURU

The company has one real estate project in Koramangala in Bengaluru with 9 residential towers almost completed and 2 residential towers under construction. The project also includes a 0.15 msf commercial unit for strata sale. During the year the Company received occupancy certificate for the 9 residential towers and has commenced sales for the same.

As of Mar' 24	Msf	No. of Units	Avg Sale Price (₹)
<b>Residential (A+B)</b>	<b>0.85</b>	<b>321</b>	
Sold in 2023-24	0.29	121	18,839
Total Sales till date (A)	0.57	204	
Unsold (B)	0.29	117	
<b>Commercial for Sale</b>	<b>0.15</b>		
<b>Total Project area</b>	<b>1.00</b>		

We see a strong demand for residential flats in Koramangala and expect to close entire sales much earlier than our original estimates. Faster sales will accelerate our cash flows from this project, which is expected to fund significant CAPEX for next financial year. The company has collected ₹ 438.2 crore from this project and the total receivables stand at ₹ 3,196 million.





## PORTFOLIO EXPANSION DURING 2023-24

- Opening of the second hotel in Hyderabad, The Westin Hyderabad HITEC City in June of 2024 with 168 keys which is now a USGBC LEED Gold certified property. The hotel has 2 unique features, it is an all women run hotel and it has been completely contracted out to a single corporate client for a period of 3 years.
- Added 88 keys to the Novotel Pune Nagar Road taking the inventory up by ~40% to 311 keys in the upcoming IT & BFSI districts of India.
- Added Courtyard by Marriott Aravali at NCR with 158 keys to the portfolio for an enterprise value of ₹ 3,150 million, strengthening its presence in the leisure and the NCR market. This asset is spread over ~14 acres and caters to family and MICE segments alike. With potential for expansion in the future, this fits right into the growth strategy of the Company. For more details of the deal structure please visit page no. 73.

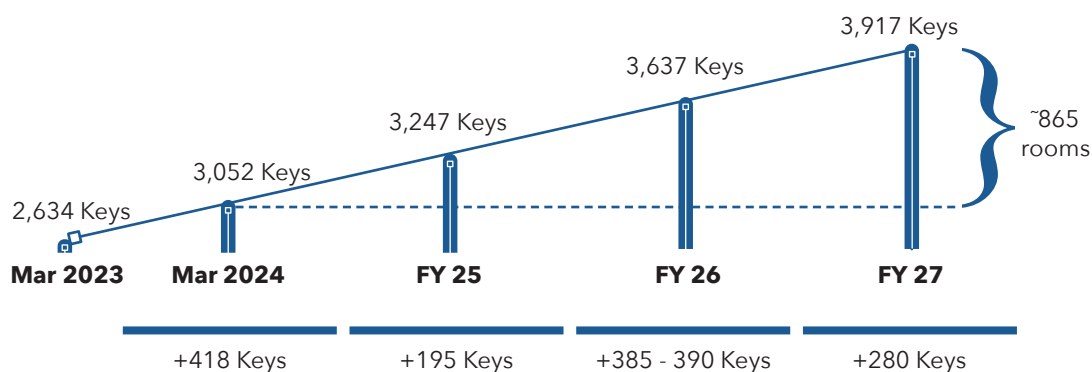
## INVESTMENTS ON GROWTH

As on March 31, 2024, the Company had Capital Work in Progress (including commercial assets but excluding

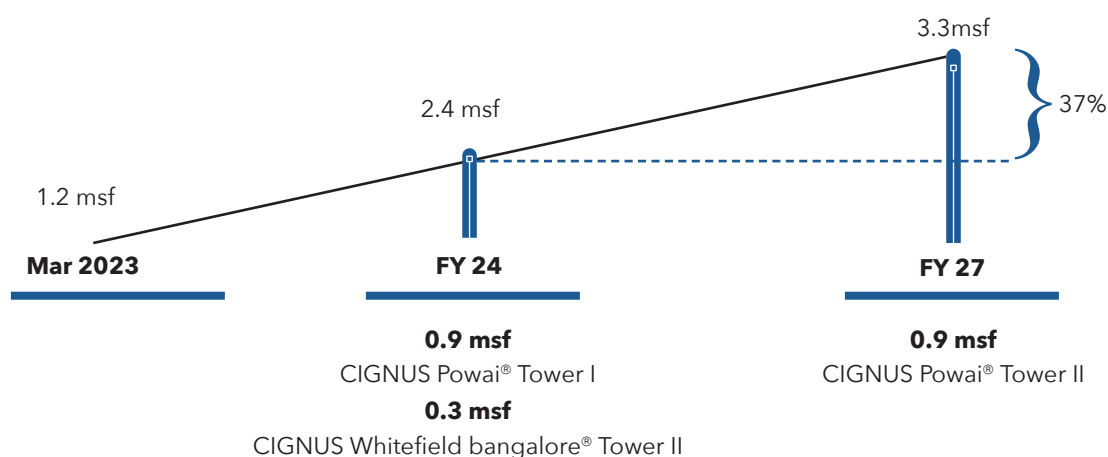
residential) of ₹ 11 billion in balance sheet and a total of ₹ 15 billion to be invested over the next 2 years in various projects as detailed below:

- Addition of ~130 rooms at the Bengaluru Marriott Hotel Whitefield taking the inventory up by ~33% to ~520 rooms. The project is scheduled to be completed by the end of 2024-25.
- The Dukes Retreat, Lonavala, which was acquired in March 2023 has been under major renovation, expansion, and upgradation work. The asset is to be repositioned as an upper-upscale green resort with >80% higher inventory to ~145-150 keys in the picturesque ghats of Lonavala. The new and improved product will be ready to invite guests by the end of the calendar year 2024.
- The 2 new hotels 'Taj' at Delhi Airport (~390 keys) and 'Hyatt Regency' at Airoli (~280 keys) which are progressing on schedule for 2025-26 & 2026-27 openings respectively.
- The work on the second commercial tower at The Westin Powai Lake complex, 'CIGNUS Powai Tower II' is tracking as per schedule for 2026-27 completion.

## HOSPITALITY PIPELINE



## RENTAL/ANNUITY PIPELINE





## CAPITAL STRUCTURE & FUND RAISE

The Company started the year with net debt on books of ₹ 24.4 billion. During the year the Company had a total investment outflow of ₹ 6.5 billion on Capital Expenditure and Acquisitions. The business supplemented handsomely on internal accruals which resulted in Net Debt Position of ₹ 25 billion at the close of the financial year.

In April 2024, the Company successfully completed an equity raise of ₹ 10 billion via a Qualified Institutional Placement (QIP). The funds were utilized for the reduction of debt, further strengthening the Company's Balance Sheet.

Subsequent to the same, the net debt for the Company improved to ₹ 14.6 billion on 30th April after repayment with QIP proceeds.

During the year the Company also received rating upgrades from ICRA & India Ratings and moved from BBB+ to A-. At the back of it, our cost of borrowing stands at 8.87%.

The Company is on a rapid growth path with a major push on organic growth and significant capital investments across greenfield projects. While it operationalizes and monetizes these assets, there could be brownfield opportunities in the market which may be a strategic fit to the portfolio. Hence, the balance sheet has been deleveraged to support these initiatives.

## INTERNAL CONTROL SYSTEMS AND ITS ADEQUACY

Your Company has well-established policies and procedures, for internal control of operations and activities. On a consistent basis, Your Company strives to integrate the entire organization – from strategic support functions to core operational functions. In line with this, Chalet follows standards that enables robust implementation of internal financial control across the organisation.

The findings and recommendations of the statutory and internal auditors are periodically reviewed by the Board, who thereon suggest corrective actions, as and when required. The Audit Committee of the Board of Directors proactively checks and balances the relevance and reliability of the internal control systems and suggests improvements to strengthen the same.

## THREATS & RISKS

Details of risks have been enumerated in the integrated reporting section. For further details please refer to page no. 65.

## HUMAN RESOURCES

Details of Human resources have been enumerated in the Human Capital section. For further details please refer to page no. 42.

## Results of Operations for the year ended March 31, 2024

The Company's Consolidated financial performance for the year ended March 31, 2024:

Particulars	For the year ended		Change %
	FY24	FY23	
Revenue from Operations	14,172.52	11,284.67	26%
Other Income	197.86	494.87	(60%)
<b>Total Income</b>	<b>14,370.38</b>	<b>11,779.54</b>	<b>22%</b>
<b>Total Expenses</b>	<b>8,326.60</b>	<b>6,756.50</b>	<b>23%</b>
<b>EBITDA</b>	<b>6,043.78</b>	<b>5,023.04</b>	<b>20%</b>
Depreciation and amortization expenses	1,383.70	1,173.09	18%
Finance costs	1,966.55	1,544.74	27%
<b>Profit/(Loss) before exceptional items and tax</b>	<b>2,693.53</b>	<b>2,305.21</b>	<b>17%</b>
Exceptional items	-	423.08	(100%)
<b>Profit/(Loss) before income tax</b>	<b>2,693.53</b>	<b>2,728.29</b>	<b>1%</b>
Tax Expense	(88.28)	895.39	(110%)
<b>Profit/(Loss) for the year</b>	<b>2,781.81</b>	<b>1,832.90</b>	<b>52%</b>

## Quarter-wise Performance 2023-24

Particulars	Q4FY24	Q3FY24	Q2FY24	Q1FY24
Revenue from Operations	4,182.64	3,736.68	3,145.46	3,107.74
Other Income	61.43	62.19	36.11	38.13





Particulars	Q4FY24	Q3FY24	Q2FY24	Q1FY24
<b>Total Income</b>	<b>4,244.07</b>	<b>3,798.87</b>	<b>3,181.57</b>	<b>3,145.87</b>
<b>Total Expenses</b>	<b>2,353.99</b>	<b>2,076.72</b>	<b>1,885.94</b>	<b>2,009.95</b>
<b>EBITDA</b>	<b>1,890.08</b>	<b>1,722.15</b>	<b>1,295.63</b>	<b>1,135.92</b>
Depreciation and amortisation expenses	371.16	353.17	349.71	309.66
Finance costs	528.66	482.46	501.27	454.16
<b>Profit/(Loss) before exceptional items and tax</b>	<b>990.26</b>	<b>886.52</b>	<b>444.65</b>	<b>372.10</b>
Exceptional items	-	-	-	-
<b>Profit/(Loss) before income tax</b>	<b>990.26</b>	<b>886.52</b>	<b>444.65</b>	<b>372.10</b>
Tax Expense	165.86	180.10	80.26	(514.50)
<b>Profit/(Loss) for the period</b>	<b>824.40</b>	<b>706.42</b>	<b>364.39</b>	<b>886.60</b>

Revenue increased from ₹ 3,146 million in Q1FY24 to ₹ 4,244 million in Q4FY24.

## Revenue break - up

(₹ in million)

Particulars	For the year ended		Change %
	March 31, 2024	March 31, 2023	
<b>Hospitality</b>	<b>12,931.76</b>	<b>10,284.69</b>	<b>26%</b>
Room Revenue	7,996.73	6,157.02	30%
Food & Beverage Revenue	4,008.13	3,385.90	18%
Other Revenue	926.90	741.77	25%
<b>Rental &amp; Annuity</b>	<b>1,240.76</b>	<b>999.98</b>	<b>24%</b>
Lease Rent	1089.96	886.78	23%
Maintenance and other recoveries	134.14	95.81	40%
Revenue from other services	16.66	17.39	(4%)
<b>Other Income</b>	<b>197.86</b>	<b>494.87</b>	<b>(60%)</b>
<b>Total Income</b>	<b>14,370.38</b>	<b>11,779.54</b>	<b>22%</b>

## Hospitality 2023-24 performance:

- Hospitality revenue increased by 26% against previous year and formed 90% of the consolidated revenues
- Room revenue increased by 30% against the previous year, driven by 17% increase in Average Daily Rates (ADR) for the year and Occupancy expanded by 1pp to 73% for the same period
- Food and Beverages revenue increased by 18% to ₹ 4,008.13 million
- Other Revenue increased by 25% over the previous year.

## Hospitality KPIs

Particulars	For the year ended		Change %
	March 31, 2024	March 31, 2024	
<b>ADR (₹)</b>			
MMR*	11,121	9,741	14%
Other Cities	10,188	8,277	23%
Combined	10,718	9,169	17%
<b>Occupancy %</b>			
MMR	77%	74%	3%
Other Cities	68%	69%	(2%)
Combined	73%	72%	1%
<b>RevPAR</b>			
MMR	8,513	7,211	18%
Other Cities	6,915	5,724	21%
Combined	7,776	6,605	18%

\*MMR represents Mumbai Metropolitan Region





**Rental and Annuity:**

- Revenue from Rental and Annuity grew by 24% at ₹ 1,240.76 million against ₹ 999.98 million in previous year due to leasing of new commercial areas.
- For FY24, the EBITDA stands at 988 Mn, marking an improvement of 18% over the year, with 80% operating margin.

**Real Estate:**

- No revenue was recorded for this segment as sales have not commenced in respect of the residential project at Koramangala, Bengaluru.

**Operating Expenses:**

Operating expenses for the period were higher by 23% against the previous year in line with the increase in revenues.

Particulars	For the year ended		Change %
	March 31, 2024	March 31, 2023	
Real estate development cost	85.06	85.06	0%
Changes in inventories of finished goods and construction work in progress	-	-	-
Food and beverages consumed	1,055.83	999.19	6%
Operating supplies consumed	397.36	392.66	1%
Employee benefits expense	1,945.64	1,510.96	29%
Other expenses	4,842.71	3,768.63	29%
<b>Total Expenses</b>	<b>8,326.60</b>	<b>6,756.50</b>	<b>23%</b>

- Real Estate development cost was ₹ 85.06 million same as in the previous year
- Food and Beverages Consumed for the period were higher by 6 % due to increase in business.
- Operating Supplies Consumed higher by 1% and other expenses higher by 29% due to increase in business and cost control initiatives
- Employee benefit expenses were higher by 29% as compared to previous year. Employee cost was 14% of revenue from operations for the year as compared 13% of revenue from operations in previous year.
- Additional details of the HLP initiatives have been provided on page no. 31.

**EBITDA**

Earnings before interest, depreciation, amortization and tax (EBITDA) before exceptional items was at ₹ 6,043.78 million as compared to the previous year of ₹ 5,023.04 million. EBITDA margin for the period was at 42% against 43% for the previous year.

**Depreciation and amortization** expenses was ₹ 1,383.70 million for the year as compared to ₹ 1,173.09 million.

**Finance costs** were at ₹ 1,966.55 million which has increased by ₹ 421.81 million from the previous year. The average cost of Rupee loans for the year was 8.87% as compared to 8.75% for the previous year.

Profit for the year was at ₹ 2,781.81 million against a profit of ₹ 1,832.90 million in the previous year.

**Equity & Debt**

Particulars	For the year ended	
	March 31, 2024	March 31, 2023
Equity share capital	2,054.74	2,050.25
Other equity	16,458.68	13,369.14
Non Controlling interests	(4.74)	(4.06)
<b>Total equity</b>	<b>18,508.68</b>	<b>15,415.33</b>
Gross Debt (Excl Pref Capital & ICD from Promoters)	26,854.87	25,696.41
<b>Debt / Equity</b>	<b>1.45</b>	<b>1.67</b>

Capital expenditure incurred in 2023-24 towards ongoing projects was at ₹ 3,446 million





## Equity

Total Equity was higher by ₹ 3,093.35 million.

## Working Capital movement

Particulars	For the year ended		Change %
	March 31, 2024	March 31, 2023	
Debtors Turnover <sup>1</sup>	24.84	22.01	13%
Inventory Turnover <sup>2</sup>	4.43	10.05	(56%)
Current Ratio <sup>3</sup>	0.46	0.65	(29%)
Interest Coverage Ratio <sup>4</sup>	3.07	3.25	(5%)

**Note:** 1: Revenue from operations/ Average Trade Receivables

2: Cost of goods sold / Average Inventory of Hotel Units

3: Current assets/ Current liabilities

4: Earnings before interest, depreciation, amortization, exceptional items and tax (EBITDA)/ Finance Costs

## Cashflow:

Particulars	For the year ended	
	March 31, 2024	March 31, 2023
Net Cash from Operating Activities	6,894.37	4,768.84
Net Cash from Investing Activities	(6,348.55)	(5,924.03)
Net Cash from Financing Activities	(1,077.96)	1,260.45
<b>Net Change in Cash and Cash Equivalent</b>	<b>(532.14)</b>	<b>105.26</b>

## Standalone Financials

The Total Income as per the Company's Standalone Financials accounts for 98% of the Total Income as per the Company's Consolidated Financial results.

Particulars	For the year ended		Change %
	March 31, 2024	March 31, 2023	
Revenue from Operations	13,915.56	11,284.67	23%
Other Income	271.07	509.14	(47%)
<b>Total Income</b>	<b>14,186.63</b>	<b>11,793.81</b>	<b>20%</b>
<b>Total Expenses</b>	<b>8,211.03</b>	<b>6,733.13</b>	<b>22%</b>
<b>EBITDA</b>	<b>5,975.60</b>	<b>5,060.68</b>	<b>18%</b>
Depreciation and amortisation expenses	1,358.12	1,173.09	16%
Finance costs	1,932.67	1,538.14	26%
<b>Profit/(Loss) before exceptional items and tax</b>	<b>2,684.81</b>	<b>2,349.45</b>	<b>14%</b>
Exceptional items	-	423.08	(100%)
<b>Profit/(Loss) before income tax</b>	<b>2,684.81</b>	<b>2,772.53</b>	<b>3%</b>
Tax Expense	(98.01)	894.88	(111%)
<b>Profit/(Loss) for the year</b>	<b>2,782.82</b>	<b>1,877.65</b>	<b>48%</b>

Standalone Revenue from Operations of the year grew by 23% to ₹ 13,915.56 million against previous year led by 23% and 24% increase in Hospitality and Rental & Annuity segment.

Earnings before interest, depreciation, amortization and tax (EBITDA) was at ₹ 5,975.60 million with margin of 42% for the year as compared to ₹ 5,060.68 million with a margin of 43% in the previous year.

Profit for the year was at ₹ 2,782.82 million as compared to profit of ₹ 1,877.65 million in the previous year.





# REPORT ON CORPORATE GOVERNANCE

**Pursuant to the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and forming a part of the report of the Board of Directors**

## PHILOSOPHY ON CODE OF CORPORATE GOVERNANCE

Chalet Hotels Limited (Chalet) has always focused on enhancement of long-term value creation for all its stakeholders without compromising on integrity, social obligations, regulatory compliances and its sustainable development goals. The Company is committed to achieve and maintain higher standards of corporate governance and believes that all its actions must serve the underlying goal of enhancing the overall stakeholder value over a sustained period of time and that profitability must go hand in hand with a sense of responsibility towards all stakeholders. The Company has always focused on principles such as Integrity, Customer Centricity, Efficiency, Collaboration, Sustainable Development and Respect towards others. While the fundamentals of values and ethics are resolute, adaptation to the evolving regulatory framework is essential. Moreover, the Company believes that compliance and governance should be abided not only by the letter but also by the spirit of the law.

The Company through its Board of Directors, Management and Employees, is continuously and consistently committed to the best Corporate Governance practices at all times for achieving its goals and targets, while maintaining the efficiency of its deliverables and ethics. Various Policies and Codes have been designed to imbibe the Company's values in all areas of its operations. The Board of Directors of the Company periodically reviews the policies of the Company against evolving statutory framework. The Company also seeks and applies the service and advice of experts wherever considered necessary to ensure smooth flow of operations and activities, within the statutory realm.

## BOARD OF DIRECTORS

### Composition and Category of Directors:

The Board of Chalet comprises of seven Directors, of which four are Independent Directors including one Woman Independent Director, two are Non-Executive Promoter Directors and one is an Executive Director. The Chairperson of the Board is an Independent Director.

The Board's composition is in compliance with the requirements of Regulation 17(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') read with Section 149 of the Companies Act, 2013 ('Act'). Members of the Board of Directors of the Company possess experience in diverse fields including hospitality, real estate, retail, banking, finance

and consumer goods. The rich and varied experience of the Board is of immense value to the Company.

The Board reviews and approves strategy and oversees the actions and results to ensure that the long-term objective of enhancing stakeholders' value is met.

Independent Directors are Non-Executive Directors as defined under Regulation 16(1)(b) of the Listing Regulations and Section 149(6) of the Act along with Rules framed thereunder. All the Independent Directors have confirmed that they meet the criteria of independence as laid down under the Act and the Listing Regulations and they are not aware of any circumstances or situations which exist or may be reasonably anticipated that could impair or impact their ability to discharge their duties. None of the Independent Directors have any other material pecuniary relationship or transaction with the Company, its Promoters, or Directors, or Senior Management which, in their judgment, would affect their independence. Further, all the Independent Directors have also registered/renewed their names in the databank maintained by the Indian Institute of Corporate Affairs (IICA) and the Independent Directors to whom online self-assessment proficiency test was applicable, have completed the same.

Further, based on the declarations received from the Independent Directors, in the opinion of the Board, the Independent Directors fulfil the conditions specified in the Listing Regulations and are independent of the management.

Details of the Director seeking re-appointment at the Annual General Meeting ('AGM') have been mentioned in the Notice of the AGM.

During the year under review, the Company convened various meetings of the Board and its Committees from time to time. Board / Committee Meetings are convened by giving appropriate notice well in advance of the meetings as per the applicable laws. The meetings are held as per a schedule which is decided at the beginning of the year after taking into consideration the convenience of all the Directors. The Directors / Members of the Committee are provided with appropriate information in the form of a detailed agenda including relevant information in a timely manner, to enable them to deliberate on each agenda item and make informed decisions and provide appropriate directions to the Management in this regard. Additionally, the Directors are provided with any information that may be requested for by them.





The detailed composition of the Board and synopsis of attendance of the Directors at the meetings of the Board and Committees held during the Financial Year under review is given below:

Name of the Director and DIN	Attendance at Meetings							
	Category of Director	Board Meetings	Audit Committee Meetings	CNR Committee Meetings	Stakeholders' Relationship Committee Meetings	CSR and ESG Committee Meetings	Risk Management Committee Meetings	Previous AGM (August 10, 2023)
<b>No of Meetings held in 2023-24</b>		8	5	3	1	2	2	1
<b>Independent Directors</b>								
Mr. Hetal Gandhi (DIN: 00106895)	Chairperson & Independent Director	8	5	-	-	2	-	1
Mr. Joseph Conrad D'Souza (DIN: 00010576)	Independent Director	8	5	3	1	-	2	1
Mr. Arthur DeHaast (DIN: 07893738)	Independent Director	8	5	3	-	-	2	1
Ms. Radhika Piramal (DIN: 02105221)	Independent Director	8	-	3	-	2	-	1
<b>Non-Executive Directors</b>								
Mr. Ravi C. Raheja (DIN: 00028044)	Promoter, Non - Executive Director	7	5	-	1	-	-	1
Mr. Neel C. Raheja (DIN: 00029010)	Promoter, Non - Executive Director	8	-	3	1	2	2	1
<b>Executive Director</b>								
Mr. Sanjay Sethi (DIN: 00641243)	Managing Director & Chief Executive Officer	8	-	-	1	2	2	1

CNR: Compensation, Nomination and Remuneration

CSR: Corporate Social Responsibility

ESG: Environmental, Social and Governance

Video Conferencing facility is made available at the Board / Committee Meetings in case any Director is unable to attend in person but wishes to participate in the meetings. Further, during the Financial Year under review, in view of the Circulars issued by the Ministry of Corporate Affairs from time to time, the AGM was held through Video Conferencing facility and the proceedings thereof were seamless.

Requisite quorum was present at all meetings of the Members, the Board and Committees held during the year. As required under Secretarial Standard - 1 issued by The Institute of Company Secretaries of India (ICSI), certain Unpublished Price Sensitive Information (UPSI) such as Unaudited / Audited Financial Results with presentations thereon were circulated/presented at a shorter notice as per the consent given by the Directors at their first Board Meeting held during the Financial Year.

During the Financial Year under review:

- the Board of Directors met eight times i.e. on May 01, 2023, May 09, 2023, July 03, 2023, July 28, 2023, October 25, 2023, January 24, 2024, February 29, 2024 and March 25, 2024;
- the Audit Committee met five times i.e. on May 09, 2023, July 03, 2023, July 28, 2023, October 25, 2023 and January 24, 2024;
- the Compensation, Nomination and Remuneration ('CNR') Committee met thrice i.e. on April 17, 2023, May 30, 2023 and September 04, 2023;
- the Stakeholders' Relationship Committee met once i.e. on May 09, 2023;
- the Corporate Social Responsibility and ESG ('CSR and ESG') Committee met twice i.e. on May 09, 2023 and January 24, 2024; and
- the Risk Management Committee met twice i.e. on April 20, 2023 and October 13, 2023.





## Directors' Details

None of the Directors hold Directorships in more than 20 Indian Companies and their Directorships in Public Limited Companies do not exceed 10. Further, none of the Directors on the Board is a member of more than 10 Board Committees and Chairperson of more than 5 Board Committees across all public companies in which he / she is a Director. All the Directors have made necessary disclosures regarding Committee positions occupied by them in other companies. Board Committees for this purpose include the Audit Committee and the Stakeholders' Relationship Committee in accordance with Regulation 26(1)(b) of the Listing Regulations.

The Managing Director of the Company does not serve as an Independent Director in any listed entity.

None of the Independent Directors of the Company serve as Independent Directors in more than 7 listed companies and none of the Whole-time Directors of any listed company serving as Independent Directors on our Board are Independent Directors in more than 3 listed companies.

Name of the Director and DIN	Date of Appointment in the current term	No. of Directorships in listed entities including this listed entity and name of the other listed entity	No. of memberships in Audit / Stakeholders' Relationship Committee(s) including this listed entity	No. of post of Chairperson in Audit / Stakeholders' Relationship Committee held in listed entities including this listed entity	Salary & Perks for FY 2024 (in ₹)	ESOPs	Sitting Fees (in ₹)	No. of Equity Shares and / or Convertible Instruments held <sup>#</sup>
<b>Independent Directors</b>								
Mr. Hetal Gandhi (DIN:00106895)	5 years w.e.f. June 12, 2023	7	6	2	N.A.	--	1,150,000	0
Mr. Joseph Conrad D'Souza (DIN:00010576)	5 years w.e.f. June 12, 2023	3	7	5	N.A.	--	1,200,000	689
Mr. Arthur DeHaast (DIN:07893738)	5 years w.e.f. June 12, 2023	1	1	0	N.A.	--	1,175,000	0
Ms. Radhika Piramal (DIN: 02105221)	5 years w.e.f. June 12, 2023	2	1	0	N.A.	--	925,000	0
<b>Non-Executive Directors</b>								
Mr. Ravi C. Raheja (DIN: 00028044)	September 04, 1995	3	5	1	N.A.	--	975,000	5,163,159
Mr. Neel C. Raheja (DIN: 00029010)	December 12, 1996	3	8	0	N.A.	--	1,050,000	10,326,318
<b>Executive Directors</b>								
Mr. Sanjay Sethi (DIN: 00641243)	February 09, 2024	1	2	0	48,498,466	Outstanding: 480,857 Options under ESOP 2022 Scheme*	N.A.	1,000

# The Company has not issued any Convertible Instruments.

\* ESOP 2022 Scheme means CHL Employee Stock Option Plan 2022

Notes:

- Mr. Hetal Gandhi is an Independent Director of Ami Organics Limited, Shilpa Medicare Limited, Syrma SGS Technology Limited, Allcargo Gati Limited, Allcargo Logistics Limited and a Non-Executive Director in Singer India Limited.
- Mr. Joseph Conrad D'Souza is an Independent Director of Camlin Fine Sciences Limited and Prism Johnson Limited.
- Ms. Radhika Piramal is Executive Director & Vice Chairperson of V.I.P. Industries Limited.
- Mr. Ravi C. Raheja is a Non-Executive Director of Shoppers Stop Limited and a Non-Executive Member of the Governing Board of K Raheja Corp Investment Managers Private Limited (Managers of Mindspace Business Parks REIT).
- Mr. Neel C. Raheja is a Non-Executive Director of Shoppers Stop Limited and a Non-Executive Member of the Governing Board of K Raheja Corp Investment Managers Private Limited (Managers of Mindspace Business Parks REIT).
- All the Non-Independent Directors are liable to retire by rotation.

Except, Mr. Neel C. Raheja and Mr. Ravi C. Raheja who are brothers, none of the other Directors are related to each other.





## Familiarization Programme

The Policy on Familiarization Programmes for Independent Directors and details of such programmes held during the Financial Year under review have been uploaded on the website of the Company and is accessible on <https://www.chalethotels.com/familiarisation-programs/>.

The Company's familiarization programs provide insight to the Independent Directors on industry, business strategy, operations and regulatory requirements affecting the Company. The presentations and discussions at the Board and Committee meetings include updates on local and global markets, economic trends, competition, strategy, risk management, changes in the relevant laws / regulations and the impact vis-à-vis the Company from time to time, etc. The management also presents the Board with available opportunities for Business Development, the emerging scenarios, industry wide best practices and note-worthy initiatives by the Company.

## Profile & Core Competencies

Brief profile of the Board of Directors of the Company is provided below:

Name	Educational Qualification	Brief Profile
Mr. Hetal Gandhi	<ul style="list-style-type: none"> <li>- Bachelor of Commerce, University of Mumbai</li> <li>- Chartered Accountant</li> </ul>	Mr. Hetal Gandhi is the co-founder and Managing Director of Tano India Advisors Private Limited. He was previously associated with a diversified financial services company as Head - Financial Services and with ORIX Auto and Business Solutions Limited as Chief Executive Officer. He has over three decades of experience in the financial services industry spanning private equity, investment banking and asset financing.
Mr. Joseph Conrad D'Souza	<ul style="list-style-type: none"> <li>- Masters of Commerce, University of Mumbai</li> <li>- Diploma in Financial Management, University of Mumbai</li> <li>- Master's Degree in Business Administration from South Gujarat University</li> <li>- Graduate of the Senior Executive Program from the London Business School</li> </ul>	Mr. Joseph Conrad D'Souza had been associated with Housing Development Finance Corporation Limited (HDFC), as a member of their Executive Management & Chief Investor Relations Officer, where he was primarily involved with corporate planning and budgeting, corporate finance and investor relations. He was also the Treasurer of HDFC. He has also been a consultant in mortgage finance to multilateral institutions in Asia, Africa and Eastern Europe.
Mr. Arthur DeHaast	<ul style="list-style-type: none"> <li>- Bachelor's Degree in Hotel Management, University of Strathclyde</li> </ul>	<p>Mr. Arthur DeHaast has been associated with Jones Lang LaSalle Incorporated since August 04, 1987 in a variety of senior roles, including the Global Chief Executive Officer and then Chairman of its hotels and hospitality group. Currently, he is Chairman of Global Capital Markets Advisory Council, which provides advice on long term strategic matters that could influence the business and undertakes specific projects related to the ongoing growth of Capital Markets.</p> <p>Mr. DeHaast has over 39 years of experience in Hospitality and Real Estate sector and has led many transactional and advisory assignments. He has been elected as a Life Fellow of the Institute of Hospitality. He is also a Member on the Board of InterContinental Hotels Group PLC and a member of the Advisory Board of Scottish Business School, University of Strathclyde, Glasgow and past Chairman of the Institute of Hospitality.</p>





Name	Educational Qualification	Brief Profile
Ms. Radhika Piramal	<ul style="list-style-type: none"> <li>- Bachelor's Degree in Arts, Brasenose College, University of Oxford</li> <li>- Master's in Business Administration, Harvard Business School.</li> </ul>	Ms. Radhika Piramal is the Executive Vice Chairperson of V.I.P. Industries Limited, one of India's leading luggage companies. Ms. Piramal has been Executive Vice Chair since April 2017. Prior to this role, Ms. Piramal was the Managing Director of V.I.P. Industries from 2010 - 2017, before which she worked in various sales and marketing roles in V.I.P. from 2000 - 2004. Outside of V.I.P., she worked as a management consultant with Bain & Company in New York from 2006 - 2008. Ms. Piramal's leadership has been integral to revitalizing V.I.P. Industries' profitable growth.
Mr. Ravi C. Raheja	<ul style="list-style-type: none"> <li>- Bachelor of Commerce, University of Mumbai</li> <li>- Masters of Business Administration from London Business School</li> </ul>	Mr. Ravi Raheja is Group President at K. Raheja Corp where he has been actively involved in directing and managing the business including finance, corporate strategy and planning, growing the business from a family-run Company to one of India's largest business conglomerates, with diversification to hospitality, retail and malls. His foresight steered the business towards building a robust portfolio of rentable assets. He guided the business to the build-and-hold model and has been the force behind building a well-diversified Group portfolio including commercial space under the brand names of 'Mindspace' and 'Commerzone'; and a strong residential portfolio. The successful retail formats of Shoppers Stop and Inorbit Malls; thriving luxury hospitality brands listed under our Company's portfolio, have each been carefully curated under his able leadership. An open-minded leader, Ravi is agile to modify strategies to capture emerging opportunities or tackle unexpected challenges.  He has 28 years of experience across the real estate, hotel and retail industry.
Mr. Neel C. Raheja	<ul style="list-style-type: none"> <li>- Bachelor of Law, University of Mumbai</li> <li>- Masters of Commerce, University of Mumbai</li> <li>- Owner/President Management Program from Harvard Business School</li> </ul>	Mr. Neel C. Raheja is the Group President at K. Raheja Corp Group, where he has been at the fore-front of driving change and innovation. He has more than two decades of experience across the real estate, hospitality and retail industry.  He ushered in the now much familiar Malls which used to be a small percentage of the retail landscape through Shoppers Stop and Inorbit Malls. He perceived the need for intelligent workspaces with 'Mindspace' and 'Commerzone', IT Parks across India. He also plays an active role in the Group's philanthropic initiatives through K Raheja Corp Foundation, Sadhana Education Society and S. L. Raheja Hospital. He has also driven several green initiatives for the Group. He chairs some of the most important committees that shape key industry developments.
Mr. Sanjay Sethi	<ul style="list-style-type: none"> <li>- Diploma in Hotel Management, Catering and Nutrition, IHM Pusa</li> <li>- Certified Hotel Administrator (CHA) from American Hotel and Lodging Educational Institute</li> <li>- General Management Course in Business Excellence from IIM Bangalore</li> </ul>	Mr. Sanjay Sethi has over 36 years of experience in the hospitality industry. Mr. Sethi founded Berggruen Hotels Private Limited in 2006 along with Berggruen Holdings, New York. He has briefly worked with ITC Limited as Chief Operating Officer for their Hotels Division and had a fourteen year stint with the Taj Group of Hotels.  Mr. Sethi is actively associated with many industry forums in bringing about reforms for the Hospitality sector and championed the cause of getting Industry status for Hotels in Maharashtra. He is an Executive Committee Member of Hotel Association of India (HAI) and a special invitee to the Executive Committee of Hotel and Restaurant Association of Western India (HRAWI). He is also a member of CII's National Tourism Committee.





## Key Skills, Expertise and Competencies of the Board

The Board comprises of qualified Members who bring in the required skills, competencies and expertise that allow them to make effective contribution to the Board and its Committees. These Directors are nominated based on their experience, area of expertise and the Company's Policy for Appointment of Directors & Remuneration of Directors and Senior Management. The CNR Committee considers, inter-alia, key skills, qualifications, expertise and competencies whilst recommending to the Board the candidature for appointment of a Director. The Board of Directors have, based on the recommendations of the CNR Committee, identified the following core key skills / expertise / competencies of Directors as required in the context of business of the Company for its effective functioning which are currently possessed by and mapped against each of the Directors:

Particulars	Hetal Gandhi	Joseph Conrad D'Souza	Arthur DeHaast	Radhika Piramal	Ravi C. Raheja	Neel C. Raheja	Sanjay Sethi
1 Industry Knowledge / Expertise		✓	✓	✓	✓	✓	✓
2 Operational Knowledge / Expertise			✓		✓		✓
3 Leadership Attributes	✓	✓	✓	✓	✓	✓	✓
4 Strategic Planning	✓	✓	✓	✓	✓	✓	✓
5 Risk Management	✓	✓	✓			✓	✓
6 Financial Acumen	✓	✓	✓	✓	✓	✓	✓
7 Stakeholder Engagement	✓	✓		✓			✓
8 Legal / Regulatory Expertise		✓			✓	✓	
9 M & A / Business Development	✓		✓	✓	✓	✓	✓

## Remuneration and ESOPs to Managing Director:

Mr. Sanjay Sethi, Managing Director & CEO was reappointed by the Members of the Company at the AGM held on August 10, 2023, from February 09, 2024 to January 31, 2026. The details of remuneration paid to Mr. Sethi during the year under review is as follows:

Particulars	Amount in ₹
Salary	41,932,992
Perquisites	-
Superannuation	-
Bonus (Statutory and Performance)	6,565,474
Total	48,498,466
Number of outstanding stock options granted	480,857 Options under ESOP 2022 Scheme equivalent to same number of Equity Shares

Mr. Sanjay Sethi, Managing Director & CEO has been granted Stock Options under the Chalet Hotels Limited - Employee Stock Option Plan 2018 ('ESOP 2018 Scheme') and CHL Employee Stock Option Plan 2022 ('ESOP 2022 Scheme'). Further, Mr. Sanjay Sethi had exercised the following Options granted under the ESOP 2018 Scheme and ESOP 2022 Scheme:

Scheme	Date of allotment	Number of Options exercised and allotted	ESOP Expense
ESOP 2018	September 05, 2022	1,000	Nil
ESOP 2018	September 04, 2023	133,000	Nil
ESOP 2022	September 04, 2023	236,840	₹ 43.79 million

## Remuneration and ESOPs to Non-Executive Directors:

No stock options have been granted to any of the Non-Executive Directors.

The Non-Executive Directors of the Company are paid sitting fees for the meetings of the Board and its Committees. Mr. Arthur DeHaast, Independent Director was paid a Professional Fee (apart from the sitting fees) of GBP 3,750 per day for





the meeting held on May 09, 2023 which amounted to ₹ 0.39 million during the year under review, pursuant to approval of the Shareholders at their Meetings held on August 02, 2017 and June 13, 2018.

#### Service Contract, Notice Period and Severance Fee

Pursuant to the approval of the Members of the Company vide Special Resolution dated August 10, 2023, the contract of the Managing Director of the Company is valid upto January 31, 2026 and is terminable by giving 90 days' notice from either side. The term of the Managing Director is subject to retirement by rotation, in accordance with the provisions of the Act. There is no separate provision for payment of severance fees to the Managing Director.

#### Criteria for making payments to Non-Executive Directors

The Non-Executive Directors are paid sitting fees for their attendance at the Board Meeting and certain Committee Meetings. The Company pays sitting fees of ₹ 100,000/- for attending each Board Meeting, ₹ 50,000/- for attending each Audit Committee Meeting and ₹ 25,000/- for attending each meeting of the Compensation, Nomination & Remuneration Committee, Corporate Social Responsibility & ESG Committee, Stakeholders' Relationship Committee, Risk Management Committee and Finance Committee. Further, the Independent Directors will be paid a fixed commission on an annual basis. The details of Commission to be paid to the Independent Directors of the Company is mentioned below:

Name of the Director	Commission (Amount in ₹)
Mr. Hetal Gandhi	1,500,000
Mr. Joseph Conrad D'Souza	1,500,000
Mr. Arthur DeHaast	2,200,000
Ms. Radhika Piramal	1,500,000

The Non-Executive Directors are not paid any remuneration other than the sitting fees and commission mentioned above, and the Company is in compliance with Section 197 of the Act.

#### Meeting of Independent Directors

During the year under review, one meeting of the Independent Directors was held on March 18, 2024 and all the Independent Directors were present at the meeting. At the said meeting, the Independent Directors deliberated on the performance of the Board during the Financial Year 2024 and the measures/steps for improvement of Board performance. The policies adopted and the procedures followed by the Company were also discussed at the said meeting. The Independent Directors reviewed the performance of Non-Independent Directors, the Board as a whole, Chairperson of the Company, the quality,

quantity and timeliness of flow of information between the Company's management and the Board which is necessary for the Board to effectively and reasonably perform their duties, and also delved into various aspects of Board/Management practices.

#### Code of Conduct

The Company is committed to comply with all laws and regulations that apply to it, with the spirit and intent of high business ethics, honesty and integrity. To this end, the Company requires all Directors and its Senior Management to respect and embrace the principles set forth in the 'Code of Conduct for the Board of Directors and Senior Management'.

The Directors and Senior Management of the Company have affirmed their adherence to this Code of Conduct for the Financial Year 2024. Mr. Sanjay Sethi, Managing Director & CEO of the Company, has signed a declaration stating that the Board of Directors and Senior Management personnel of the Company have affirmed compliance with this Code of Conduct, which is annexed to this Report as an Annexure.

Additionally, all Directors and Senior Management adhere to the 'Code of Internal Procedures and Conduct for Regulating, Monitoring and Reporting Trading by Designated Persons' and 'Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information' pursuant to Regulations 8(1) and 9(1) respectively of the SEBI (Prohibition of Insider Trading) Regulations, 2015.

The above codes are also displayed on the Company's website at [www.chalethotels.com/wordpress/wp-content/uploads/2021/09/Code-of-Internal-Procedures-and-Conduct-for-Regulating-Monitoring-and-Reporting-Trading-by-Designated-Persons.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2021/09/Code-of-Internal-Procedures-and-Conduct-for-Regulating-Monitoring-and-Reporting-Trading-by-Designated-Persons.pdf) and [www.chalethotels.com/wordpress/wp-content/uploads/2023/11/CODE-OF-PRACTICES-AND-PROCEDURES-FOR-FAIR-DISCLOSURE-OF-UNPUBLISHED-PRICE-SENSITIVE-INFORMATION.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2023/11/CODE-OF-PRACTICES-AND-PROCEDURES-FOR-FAIR-DISCLOSURE-OF-UNPUBLISHED-PRICE-SENSITIVE-INFORMATION.pdf).

#### Performance Evaluation Criteria for Independent Directors

Pursuant to the provisions of the Act and Listing Regulations, the Board has carried out an annual evaluation of its own performance including its Committees and Directors individually, for the Financial Year under review. For the aforesaid purpose, a structured questionnaire was prepared after taking into consideration the Guidance Note issued by SEBI on Board Evaluation, covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committees, Board culture, execution and performance of specific duties, obligations and governance.

The performance evaluation of the Independent Directors was carried out by the entire Board (excluding the Director being evaluated). The Directors expressed their satisfaction with the evaluation process.





### COMPOSITION OF COMMITTEES OF THE BOARD OF DIRECTORS AND ATTENDANCE AT THE MEETINGS

Details in respect of the Board's Committees are as follows:

#### Audit Committee

The Company's Audit Committee comprises of Mr. Joseph Conrad D'Souza, Chairperson & Independent Director, Mr. Hetal Gandhi, Independent Director, Mr. Arthur DeHaast, Independent Director and Mr. Ravi C. Raheja, Non-Executive Director. The members of the Committee have relevant experience in their respective fields of hospitality, real estate, finance, banking and accounting. The Chief Internal Auditor who reports to the Audit Committee oversees the Internal Audit function of the Company. Ms. Christabelle Baptista, Company Secretary, acts as the secretary to the Audit Committee. The Committee has the following terms of reference:

1. oversight of the Company's financial reporting process, examination of the financial statement and auditor's report thereon and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible;
2. recommendation for appointment, re-appointment, replacement, remuneration and terms of appointment of auditors of the Company;
3. reviewing the financial statement with respect to its subsidiaries, in particular investments made by the unlisted subsidiaries;
4. approval of payment to the Company's Statutory Auditors for any other services rendered by the Statutory Auditors;
5. reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:
  - a. matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013;
  - b. changes, if any, in accounting policies and practices and reasons for the same;
  - c. major accounting entries involving estimates based on the exercise of judgment by management of the Company;
  - d. significant adjustments made in the financial statements arising out of audit findings;
  - e. compliance with listing and other legal requirements relating to financial statements;
  - f. disclosure of any Related Party Transactions; and
  - g. modified opinion(s) in the draft audit report.
6. reviewing, with the management, the quarterly financial statements before submission to the Board for approval;
7. reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public / rights / preferential issue or QIP, and making appropriate recommendations to the Board to take up steps in this matter;
8. reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;
9. approval of any subsequent modification of transactions of the Company with Related Parties and Omnibus Approval for Related Party Transactions proposed to be entered into by the Company, subject to the conditions as may be prescribed;
 

Explanation: The term 'Related Party Transaction' shall have the same meaning as provided in Clause 2(zc) of the SEBI Listing Regulations and / or the applicable Accounting Standards and / or the Companies Act.
10. scrutiny of inter-corporate loans and investments;
11. valuation of undertakings or assets of the Company, wherever it is necessary;
12. evaluation of internal financial controls and risk management systems;
13. formulating a policy on Related Party Transactions, which shall include the materiality of Related Party Transactions;
14. reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
15. reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
16. discussion with internal auditors of any significant findings and follow up there on;
17. reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
18. discussion with Statutory Auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
19. looking into the reasons for substantial defaults in the payment to depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
20. reviewing the functioning of the whistle blower mechanism;
21. overseeing the vigil mechanism established by the Company, with the Chairman;
22. approval of appointment of Chief Financial Officer (i.e., the Whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
23. reviewing the utilization of loans and / or advances from / investment by the holding company in the subsidiary exceeding ₹ 100 crore or 10% of the asset





size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision;

24. any other function as is mentioned in the terms of reference of the Audit Committee as per the Listing Regulations; and
25. performing such other activities as may be delegated by the Board of Directors and/or are statutorily prescribed under any law to be performed by the Audit Committee.
26. considering rationale, cost-benefits and impact of schemes of arrangement, on the Company and its shareholders.

The Audit Committee acts as a link between the Statutory and Internal Auditors and the Board of Directors. It assists the Board in fulfilling its responsibilities of monitoring financial reporting processes, reviewing the Company's

established systems and processes for internal financial controls, governance and reviewing the Company's statutory and internal audit activities. Majority of the members on the Committee, including the Chairperson are Independent Directors. The Committee is governed by a Charter that is in line with the regulatory requirements mandated by the Act and Listing Regulations.

The Committee also receives the report on compliance under the Code of Conduct for SEBI (Prohibition of Insider Trading) Regulations, 2015 and the Vigil Mechanism and Whistle Blower Policy. The Committee monitors and reviews the investigations of the whistle blower complaints received during the year, if any.

Meetings of the Audit Committee are also attended by Chief Executive Officer, Chief Financial Officer, Chief Growth and Strategy Officer, Chief Operating Officer, Chief Internal Auditor, Company Secretary, Statutory Auditors and Internal Auditors.

The attendance at the meetings of the Committee during the year under review is as follows:

Name of the Chairperson/ Member	Category	Date of Meeting				
		May 09, 2023	July 03, 2023	July 28, 2023	October 25, 2023	January 24, 2024
Mr. Joseph Conrad D'Souza	Chairperson and Independent Director	Yes	Yes	Yes	Yes	Yes
Mr. Hetal Gandhi	Member and Independent Director	Yes	Yes	Yes	Yes	Yes
Mr. Arthur DeHaast	Member and Independent Director	Yes	Yes	Yes	Yes	Yes
Mr. Ravi C. Raheja	Member and Non-Executive Director	Yes	Yes	Yes	Yes	Yes

### Compensation, Nomination and Remuneration Committee

The Company's Compensation, Nomination and Remuneration Committee comprises of Ms. Radhika Piramal, Chairperson & Independent Director, Mr. Joseph Conrad D'Souza, Independent Director, Mr. Arthur DeHaast, Independent Director, and Mr. Neel C. Raheja, Non-Executive Director. The Committee has the following terms of reference:

1. formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy relating to the remuneration of the directors, key management personnel and senior management;
2. The Compensation, Nomination and Remuneration Committee, while formulating the above policy, should ensure that
  - i. the level and composition of remuneration be reasonable and sufficient to attract, retain and motivate directors of the quality required to run the Company successfully;
  - ii. relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
  - iii. remuneration to directors, key management personnel and senior management involves a balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the Company and its goals.
3. formulation of criteria for evaluation of performance of Independent Directors and the Board;
4. devising a policy on diversity of Board of Directors;
5. identifying persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal and shall carry out evaluation of every Director's performance (including Independent Director);
6. whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent Directors;





7. frame suitable policies, procedures and systems to ensure that there is no violation of securities laws, as amended from time to time, including:
  - i. the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; and
  - ii. the Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices Relating to the Securities Market) Regulations, 2003, by the trust, the Company and its employees, as applicable.
8. perform such other activities as may be delegated by the Board or specified / provided under the Companies Act, 2013 to the extent notified and effective, as amended or by the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended or by any other applicable law or regulatory authority;
9. recommend to the Board, all remuneration, in whatever form, payable to senior management

The attendance at the meetings of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting		
		April 17, 2023	May 30, 2023	September 4, 2023
Ms. Radhika Piramal	Chairperson and Independent Director	Yes	Yes	Yes
Mr. Joseph Conrad D'Souza	Member and Independent Director	Yes	Yes	Yes
Mr. Arthur DeHaast	Member and Independent Director	Yes	Yes	Yes
Mr. Neel C. Raheja	Member and Non-Executive Director	Yes	Yes	Yes

## Stakeholders' Relationship Committee

The Company's Stakeholders' Relationship Committee comprises of Mr. Joseph Conrad D'Souza, Chairperson & Independent Director, Mr. Ravi C. Raheja, Non-Executive Director, Mr. Neel C. Raheja, Non-Executive Director and Mr. Sanjay Sethi, Managing Director & Chief Executive Officer. The Committee has the following terms of reference:

1. considering and resolving grievances of shareholders', debenture holders and other security holders;
2. redressal of grievances of the security holders of the Company, including complaints in respect of allotment of Equity Shares, transfer/transmission of Equity Shares, non-receipt of declared dividends, annual reports, balance sheets of the Company, issue of new/duplicate certificates, general meetings etc.;
3. allotment of Equity Shares, approval of transfer or transmission of Equity Shares, debentures or any other securities;
4. issue of duplicate certificates and new certificates on split/consolidation/renewal, etc.;
5. review of measures taken for effective exercise of voting rights by shareholders;
6. review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent;
7. review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company; and
8. carrying out any other functions required to be undertaken by the Stakeholders' Relationship Committee under applicable law.

The attendance at the meeting of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting
		May 09, 2023
Mr. Joseph Conrad D'Souza	Chairperson and Independent Director	Yes
Mr. Ravi C. Raheja	Member and Non-Executive Director	Yes
Mr. Neel C. Raheja	Member and Non-Executive Director	Yes
Mr. Sanjay Sethi	Member and Managing Director & Chief Executive Officer	Yes

## Corporate Social Responsibility and ESG Committee (CSR and ESG Committee)

The Company's CSR and ESG Committee comprises of Mr. Hetal Gandhi, Chairperson & Independent Director, Ms. Radhika Piramal, Independent Director, Mr. Neel C. Raheja, Non-Executive Director and Mr. Sanjay Sethi, Managing Director & Chief Executive Officer. The Company Secretary acts as the Secretary of the Committee. The Committee has the following terms of reference:





**CSR**

1. formulate and recommend to the Board, a 'Corporate Social Responsibility Policy' which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Companies Act, 2013;
2. review and recommend the amount of expenditure to be incurred on the activities referred to in clause(1);
3. monitor the Corporate Social Responsibility policy of the Company and its implementation from time to time; and
4. any other matter as the CSR and ESG Committee may deem appropriate after approval of the Board or as may be directed by the Board from time to time.

**ESG**

1. formulate an 'ESG Policy' and 'Environment Policy' for the Company, covering all the areas of ESG initiatives and engagements;
2. ensure that the Company monitors and reviews current and emerging ESG trends as per the applicable regulatory requirements, identify the impact on the strategy, operations and reputation of the Company and incorporate the same into the Company's ESG policies and objectives;
3. set appropriate strategic goals / KPIs / associated targets related to ESG and oversee the development and performance against those goals, KPIs and targets;
4. ensure that the Company provides appropriate information and is transparent in its reporting relating to ESG; and
5. any other matter as the CSR & ESG Committee may deem appropriate after approval of the Board or as may be directed by the Board from time to time.

The Committee also focuses and oversees the sustainability initiatives of the Company and provides guidance to the Management team with respect to the same.

The attendance at the meetings of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting	
		May 09, 2023	January 24, 2024
Mr. Hetal Gandhi	Chairperson & Independent Director	Yes	Yes
Ms. Radhika Piramal	Member & Independent Director	Yes	Yes
Mr. Neel C. Raheja	Member and Non-Executive Director	Yes	Yes
Mr. Sanjay Sethi	Member and Managing Director & Chief Executive Officer	Yes	Yes

**Risk Management Committee**

The Company's Risk Management Committee comprises of Mr. Arthur DeHaast, Chairperson & Independent Director, Mr. Joseph Conrad D'Souza, Independent Director, Mr. Neel C. Raheja, Non-Executive Director, Mr. Sanjay Sethi, Managing Director & CEO, Mr. Milind Wadekar, Chief Financial Officer and Mr. Rajneesh Malhotra, Chief Operating Officer. The Committee has the following terms of reference:

1. To formulate a detailed risk management policy which shall include:
  - a. A framework (risk management plan) for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.
  - b. Measures for risk mitigation including systems and processes for internal control of identified risks.
  - c. Business Continuity Plan;
2. To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;
3. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;
4. To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;
5. To keep the Board of Directors informed about the nature and content of its discussions, recommendations and actions to be taken w.r.t. risk assessment and minimization;
6. The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee;





7. The Risk Management Committee shall coordinate its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the Board of Directors;
8. All other matters as may be delegated by the Board of Directors of the Company from time to time.

The attendance at the meeting of the Committee during the year under review is as follows:

Name of the Chairperson / Member	Category	Date of Meeting	
		April 20, 2023	October 13, 2023
Mr. Arthur DeHaast	Chairperson and Independent Director	Yes	Yes
Mr. Joseph Conrad D'Souza	Member and Independent Director	Yes	Yes
Mr. Neel C. Raheja	Member and Non-Executive Director	Yes	Yes
Mr. Sanjay Sethi	Member and Managing Director & Chief Executive Officer	Yes	Yes
Mr. Milind Wadekar	Member and Chief Financial Officer	Yes	Yes
Mr. Rajneesh Malhotra	Member and Chief Operating Officer	Yes	Yes

## SENIOR MANAGEMENT

As per the provisions of the Listing Regulations, senior management means the officers and personnel of the listed entity who are members of its core management team, excluding the Board of Directors, and shall also comprise all the members of the management one level below the Chief Executive Officer or Managing Director or Whole Time Director or Manager (including Chief Executive Officer and Manager, in case they are not part of the Board of Directors) and shall specifically include the functional heads, by whatever name called and the Company Secretary and the Chief Financial Officer. Accordingly, the list of the senior management personnel is mentioned below:

Name of the Senior Management Personnel	Designation
Mr. Shwetank Singh	Chief Growth and Strategy Officer
Mr. Milind Wadekar	Chief Financial Officer
Mr. Rajneesh Malhotra	Chief Operating Officer
Ms. Christabelle Baptista	Company Secretary and Compliance Officer
Ms. Asha Nair	AVP - Internal Audit
Ms. Ruchi Rudra	GM - Investor Relations and Business Development
Ms. Mugdha Mahambrey	DGM - Human Resources
Ms. Janhavi Parab	DGM - ESG & Sustainability

Further, the details of changes in the Senior Management since the close of the previous financial year are mentioned below:

Name of the Senior Management Personnel	Designation	Date of Appointment or Resignation
Mr. Shwetank Singh	Chief Growth and Strategy Officer	Appointed w.e.f. August 02, 2023
Ms. Mugdha Mahambrey	DGM - Human Resources	Appointed w.e.f. April 24, 2023
Mr. Parvez Maldar	GM - Contract and Purchase	Resigned w.e.f. August 25, 2023

### Name and Designation of Compliance Officer:

**Ms. Christabelle Baptista**

#### Company Secretary & Compliance Officer

Address: Raheja Tower, Plot No. C-30, Block 'G',  
Next to Bank of Baroda, Bandra Kurla Complex,  
Bandra (East), Mumbai, Maharashtra - 400051.

Phone: 022-26565496

Fax: 022-26565451

E-mail: [companysecretary@chalet-hotels.com](mailto:companysecretary@chalet-hotels.com)





**GENERAL BODY MEETINGS**

Given below are the details of AGMs for the previous three financial years:

Year	Particulars of Meeting	Location	Number and Nature of Special Resolutions passed, if any
2023-24	Thursday, August 10, 2023 at 3:00 p.m.	Through Audio-Video Conference Deemed Venue: Raheja Tower, Bandra Kurla Complex, Mumbai.	Six Special Resolutions <ul style="list-style-type: none"> <li>- To approve remuneration payable to Non-Executive Directors of the Company by way of Commission</li> <li>- Re-appointment of Mr. Sanjay Sethi (DIN: 00641243) as Managing Director &amp; CEO of the Company for a period upto January 31, 2026 and approval of his remuneration</li> <li>- Variation in the tenure of redemption of 0.001% Non-Cumulative Redeemable Preference Shares and consequential amendment in the Articles of Association of the Company</li> <li>- Raising of funds through issue of Debt securities on a Private Placement basis</li> <li>- To raise funds from the Promoters by way of Unsecured Loans or Inter Corporate Deposits or any combination thereof</li> <li>- Approval of the CHL Employee Stock Option Plan 2023</li> </ul>
2022-23	Wednesday, September 14, 2022 at 3:00 p.m.	Through Audio-Video Conference Deemed Venue: Raheja Tower, Bandra Kurla Complex, Mumbai.	Two Special Resolutions <ul style="list-style-type: none"> <li>- To raise funds from the Promoters by way of Unsecured Loans or Inter Corporate Deposits or any combination thereof</li> <li>- Issue of Non-Convertible Debentures on a Private Placement basis</li> </ul>
2021-22	Thursday, August 12, 2021 at 4:00 p.m.	Through Audio-Video Conference Deemed Venue: Raheja Tower, Bandra Kurla Complex, Mumbai.	Six Special Resolutions <ul style="list-style-type: none"> <li>- Re-appointment of Mr. Sanjay Sethi (DIN: 00641243) as Managing Director &amp; CEO of the Company for a period of three years with effect from February 09, 2021 and payment of remuneration</li> <li>- Approval in respect of waiver of recovery of excess managerial remuneration paid to Mr. Sanjay Sethi, Managing Director &amp; CEO (DIN: 00641243)</li> <li>- Adoption of new set of Articles of Association for the Company</li> <li>- To raise funds either by way of issue of Non-Cumulative, Non-Convertible, Redeemable Preference Shares on Private Placement basis or Unsecured Loans or Inter Corporate Deposits or any combination thereof</li> <li>- Issue of Non-Convertible Debentures / Bonds on a Private Placement basis</li> <li>- Approval for Loan, Guarantee or Security under Section 185 of the Companies Act, 2013</li> </ul>

**POSTAL BALLOT****Details of Special Resolutions passed in 2023-24 through Postal Ballot:**

- The Company had sought approval of the Shareholders by way of Special Resolutions through Notice of Postal Ballot dated May 01, 2023 for the following proposals:
  - Re-appointment of Mr. Hetal Gandhi (DIN: 00106895) as an Independent Director of the Company
  - Re-appointment of Mr. Joseph Conrad D'Souza (DIN: 00010576) as an Independent Director of the Company
  - Re-appointment of Mr. Arthur William DeHaast (DIN: 07893738) as an Independent Director of the Company
  - Re-appointment of Ms. Radhika Piramal (DIN: 02105221) as an Independent Director of the Company
 The said resolutions were approved by the Members of the Company on June 05, 2023.
- The Company had sought approval of the Shareholders by way of a Special Resolution through Notice of Postal Ballot dated January 24, 2024 for raising of capital by way of public or private offerings, including through a Qualified





Institutions Placement to eligible investors through an issuance of Equity Shares or other eligible convertible securities for an amount not exceeding ₹ 2,000 crore.

The said resolution was approved by the Members of the Company on March 10, 2024.

## The person who conducted the Postal Ballot exercise:

Mr. Saurabh Agarwal (Membership Number: F9290), Partner of M/s. MMJB & Associates LLP, Company Secretaries, Mumbai, was appointed as the Scrutinizer to scrutinize the Postal Ballot process in a fair and transparent manner.

## Details of the voting pattern:

### 1. Postal Ballot dated May 01, 2023:

Resolution Item No. 1: Special Resolution: Re-appointment of Mr. Hetal Gandhi (DIN: 00106895) as an Independent Director of the Company

Category	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes - in favour	No. of Votes- Against	% of Votes in favour on votes polled	% of Votes against on votes polled
	[1]	[2]	[3]=[2]/[1]*100	[4]	[5]	[6]=[4]/[2]*100	[7]=[5]/[2]*100
Promoter & Promoter Group	146902680	146902680	100.0000	146902680	0	100.0000	0.0000
Public Institutions	50197098	47454288	94.5359	15011047	32443241	31.6326	68.3674
Public Non-Institutions	7925086	1394614	17.5975	1394425	189	99.9864	0.0136
Total	205024864	195751582	95.4770	163308152	32443430	83.4262	16.5738

Resolution Item No. 2: Special Resolution: Re-appointment of Mr. Joseph Conrad D'Souza (DIN: 00010576) as an Independent Director of the Company

Category	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes - in favour	No. of Votes- Against	% of Votes in favour on votes polled	% of Votes against on votes polled
	[1]	[2]	[3]=[2]/[1]*100	[4]	[5]	[6]=[4]/[2]*100	[7]=[5]/[2]*100
Promoter & Promoter Group	146902680	146902680	100.0000	146902680	0	100.0000	0.0000
Public Institutions	50197098	47454288	94.5359	15006492	32447796	31.6230	68.3770
Public Non-Institutions	7925086	1394514	17.5962	1394316	198	99.9858	0.0142
Total	205024864	195751482	95.4769	163303488	32447994	83.4239	16.5761

Resolution Item No. 3: Special Resolution: Re-appointment of Mr. Arthur William DeHaast (DIN: 07893738) as an Independent Director of the Company

Category	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes - in favour	No. of Votes- Against	% of Votes in favour on votes polled	% of Votes against on votes polled
	[1]	[2]	[3]=[2]/[1]*100	[4]	[5]	[6]=[4]/[2]*100	[7]=[5]/[2]*100
Promoter & Promoter Group	146902680	146902680	100.0000	146902680	0	100.0000	0.0000
Public Institutions	50197098	47454288	94.5359	28914780	18539508	60.9319	39.0681
Public Non-Institutions	7925086	1394514	17.5962	1394317	197	99.9859	0.0141
Total	205024864	195751482	95.4769	177211777	18539705	90.5290	9.4710





Resolution Item No. 4: Special Resolution: Re-appointment of Ms. Radhika Piramal (DIN: 02105221) as an Independent Director of the Company

Category	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes - in favour	No. of Votes-Against	% of Votes in favour on votes polled	% of Votes against on votes polled
	[1]	[2]	[3]={[2]/[1]}*100	[4]	[5]	[6]={[4]/[2]}*100	[7]={[5]/[2]}*100
Promoter & Promoter Group	146902680	146902680	100.0000	146902680	0	100.0000	0.0000
Public Institutions	50197098	47454288	94.5359	47325534	128754	99.7287	0.2713
Public Non-Institutions	7925086	1394514	17.5962	1394342	172	99.9877	0.0123
Total	205024864	195751482	95.4769	195622556	128926	99.9341	0.0659

## 2. Postal Ballot dated January 24, 2024:

Resolution Item No. 1: Special Resolution: Approval for raising of capital by way of public or private offerings, including through a Qualified Institutions Placement to eligible investors through an issuance of Equity Shares or other eligible convertible securities for an amount not exceeding ₹ 2,000 crore

Category	No. of shares held	No. of votes polled	% of Votes Polled on outstanding shares	No. of Votes - in favour	No. of Votes-Against	% of Votes in favour on votes polled	% of Votes against on votes polled
	[1]	[2]	[3]={[2]/[1]}*100	[4]	[5]	[6]={[4]/[2]}*100	[7]={[5]/[2]}*100
Promoter & Promoter Group	147262680	147262680	100.0000	147262680	0	100.0000	0.0000
Public Institutions	49323084	43759758	88.7206	43719471	40287	99.9079	0.0921
Public Non-Institutions	8888244	8610	0.0969	8601	9	99.8955	0.1045
Total	205474008	191031048	92.9709	190990752	40296	99.9789	0.0211

### Details of Special Resolutions proposed to be conducted through Postal Ballot:

None of the businesses proposed to be transacted at the ensuing AGM requires passing of a Special Resolution through Postal Ballot.

### Procedure of Postal Ballot:

#### 1. Postal Ballot dated May 01, 2023 - Re-appointment of Independent Directors:

The Special Resolutions were passed by way of Postal Ballot which was conducted pursuant to and in compliance with the provisions of Section 110 and all other applicable provisions, if any, of the Act, Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014, read with General Circular No. 14/2020 dated April 08, 2020, No. 17/2020 dated April 13, 2020, and No. 11/2022 dated December 28, 2022 issued by the Ministry of Corporate Affairs, respectively (collectively referred to as the 'MCA Circulars'), Regulation 44 of the Listing Regulations, and pursuant to other applicable laws and regulations by remote e-voting process. The Notice was sent through email to all the Members who have registered their email addresses with the Company or Depository / Depository Participants. The Remote E-voting commenced on Sunday, May 07, 2023 from 9.00 a.m. (IST) and ended on Monday, June 05, 2023 at 5.00 p.m. (IST). Mr. Saurabh Agarwal (Membership Number: F9290), Partner of M/s. MMJB & Associates LLP., Company Secretaries, Mumbai, was appointed as the Scrutinizer for conducting the Postal Ballot through Remote E-voting in a fair and transparent manner. The Scrutinizers submitted their report and the results along with the Scrutinizer's Report were made available on the website of the Company viz. [www.cha lethotels.com/disclosure/](http://www.cha lethotels.com/disclosure/) and on the website of KFin Technologies Limited viz. <https://evoting.kfintech.com> and were also communicated to National Stock Exchange of India Limited and BSE Limited.

#### 2. Postal Ballot dated January 24, 2024 - Raising of funds:

The Special Resolution was passed by way of Postal Ballot which was conducted pursuant to and in compliance with the provisions of Section 110 and all other applicable provisions, if any, of the Act, Rules 20 and 22 of the Companies





(Management and Administration) Rules, 2014, read with the relevant MCA Circulars, Regulation 44 of the Listing Regulations, and pursuant to other applicable laws and regulations by remote e-voting process. The Notice was sent through email to all the Members who have registered their email addresses with the Company or Depository / Depository Participants. The Remote E-voting commenced on Saturday, February 10, 2024 from 9.00 a.m. (IST) and ended on Sunday, March 10, 2024 at 5.00 p.m. (IST). Mr. Saurabh Agarwal (Membership Number: F9290), Partner of M/s. MMJB & Associates LLP, Company Secretaries, Mumbai, was appointed as the Scrutinizer for conducting the Postal Ballot through Remote E-voting in a fair and transparent manner. The Scrutinizers submitted their report and the results along with the Scrutinizer's Report were made available on the website of the Company viz. [www.chalethotels.com/disclosure/](http://www.chalethotels.com/disclosure/) and on the website of KFin Technologies Limited viz. <https://evoting.kfintech.com> and were also communicated to National Stock Exchange of India Limited and BSE Limited.

## MEANS OF COMMUNICATION:

The Company, on a timely basis, disseminates information to the Stock Exchanges, viz. National Stock Exchange of India Limited and BSE Limited, where the shares of the Company are listed. The same is also published on its website '[www.chalethotels.com](http://www.chalethotels.com)'. The Company

interacts on a regular basis with stakeholders through announcements, investor meetings, investor calls, annual report, results, press releases, media interactions & interviews and the Company's website. Operational updates are also posted on social media, such as LinkedIn, Facebook and Instagram from time to time.

The financial results of the Company are generally published in Financial Express (English) newspaper circulating in substantially whole of India and Navshakti (Marathi) vernacular newspaper, on a quarterly basis. The same are also available on the website of the Company [www.chalethotels.com/financials/](http://www.chalethotels.com/financials/).

The website of the Company also displays news releases by the Company.

Presentations made to institutional investors/analysts are also displayed on the Company's website.

## Green Initiative:

In line with the 'Green Initiative' undertaken by the Ministry of Corporate Affairs and the Company's ESG initiatives, the Company will be sending this year's Annual Report (including notices and communications, as permissible) through email to the shareholders who have registered their email address with the Depository / Depository Participant / Registrar & Share Transfer Agent. The Annual Report of the Company is also available in the Investor Relations section of the Company's website [www.chalethotels.com/annual-reports/](http://www.chalethotels.com/annual-reports/).

## GENERAL SHAREHOLDER INFORMATION:

### Annual General Meeting:

Date:	Thursday, August 08, 2024
Time:	3.00 p.m.
Venue:	The Company is conducting the AGM through Video Conferencing pursuant to the MCA Circulars. As such there is no requirement of a venue for the AGM. The venue of the AGM shall be deemed to be the Registered Office of the Company.
Financial Year	April 01, 2023 to March 31, 2024
Dividend Payment Date	No dividend on Equity Shares is proposed to be declared at the forthcoming AGM
Listing Information	<p><b>National Stock Exchange of India Limited</b> Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051.</p> <p><b>Scrip Code: CHALET</b></p> <p><b>BSE Limited</b> Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001.</p> <p><b>Scrip Code: 542399</b></p> <p>Listing Fees are paid to both the Stock Exchanges where the Equity Shares of the Company are listed.</p> <p>Corporate Identification Number (CIN): <b>L55101MH1986PLC038538</b></p>

No securities of the Company have been suspended from trading on the Stock Exchanges.





**Market Price and number of Equity Shares of the Company traded during each month in the Financial Year 2024 on National Stock Exchange of India Limited and BSE Limited:**

Month	National Stock Exchange of India Limited			BSE Limited		
	High Price	Low Price	Total No. of Shares Traded	High Price	Low Price	Total No. of Shares Traded
April 2023	385.00	356.10	4,380,611	385.25	356.85	173,814
May 2023	450.00	376.05	9,214,214	450.00	373.45	528,445
June 2023	446.65	401.55	3,166,635	444.60	401.00	315,825
July 2023	497.00	430.50	5,552,834	496.70	429.40	225,866
August 2023	555.00	467.80	5,006,774	556.50	466.95	337,088
September 2023	581.15	526.40	3,477,073	581.60	527.00	535,208
October 2023	621.00	535.10	4,618,474	620.15	535.00	201,973
November 2023	612.00	545.00	2,870,339	614.20	545.00	130,042
December 2023	718.20	561.05	11,551,454	717.95	561.65	457,282
January 2024	794.85	671.30	7,175,683	794.20	671.85	378,904
February 2024	891.75	754.30	6,573,577	890.70	754.70	300,768
March 2024	958.00	681.05	13,697,539	959.00	652.00	673,327

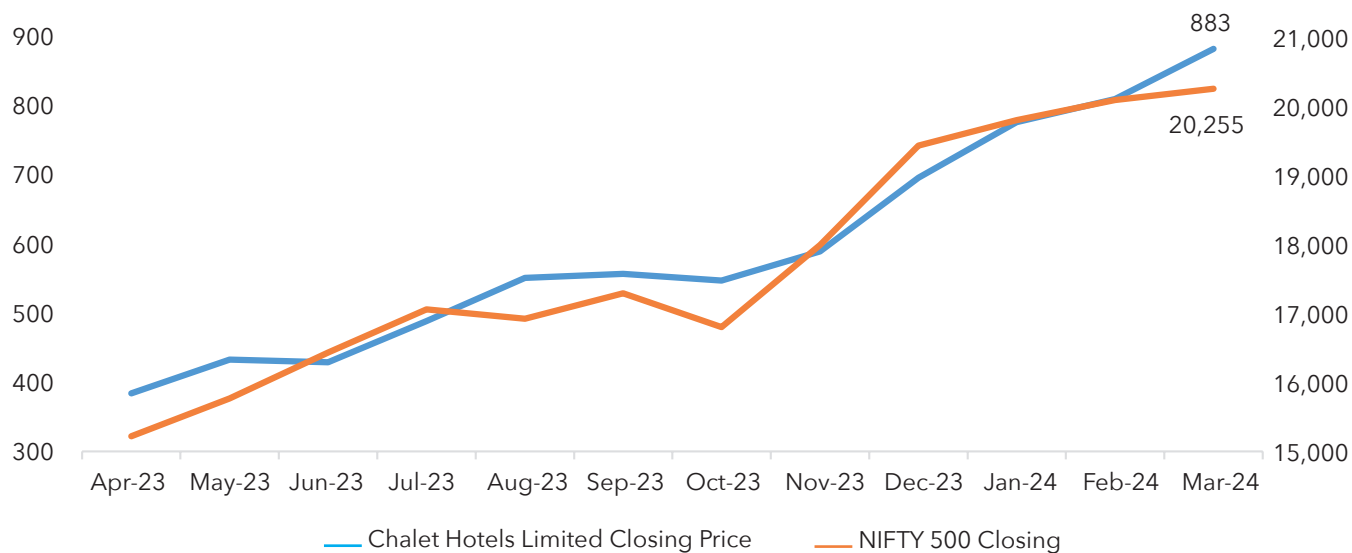
**Share price performance as compared with performance index of National Stock Exchange of India Limited and BSE Limited:**

Month	National Stock Exchange of India Limited		BSE Limited	
	Chalet Hotels Limited Closing Price	NIFTY 500 Closing	Chalet Hotels Limited Closing Price	S&P BSE 500 Closing
April 2023	384.10	15,219.55	384.05	24,209.37
May 2023	433.20	15,766.40	433.30	25,059.67
June 2023	429.10	16,430.00	429.40	26,078.65
July 2023	489.00	17,059.00	489.20	27,069.01
August 2023	551.20	16,924.30	551.05	26,848.76
September 2023	557.45	17,292.60	556.75	27,407.75
October 2023	547.65	16,801.10	550.85	26,605.19
November 2023	589.75	17,987.95	589.75	28,442.43
December 2023	696.45	19,429.15	695.80	30,720.28
January 2024	777.10	19,802.10	777.45	31,303.35
February 2024	810.50	20,090.05	810.45	31,777.02
March 2024	883.30	20,255.15	883.40	32,043.20

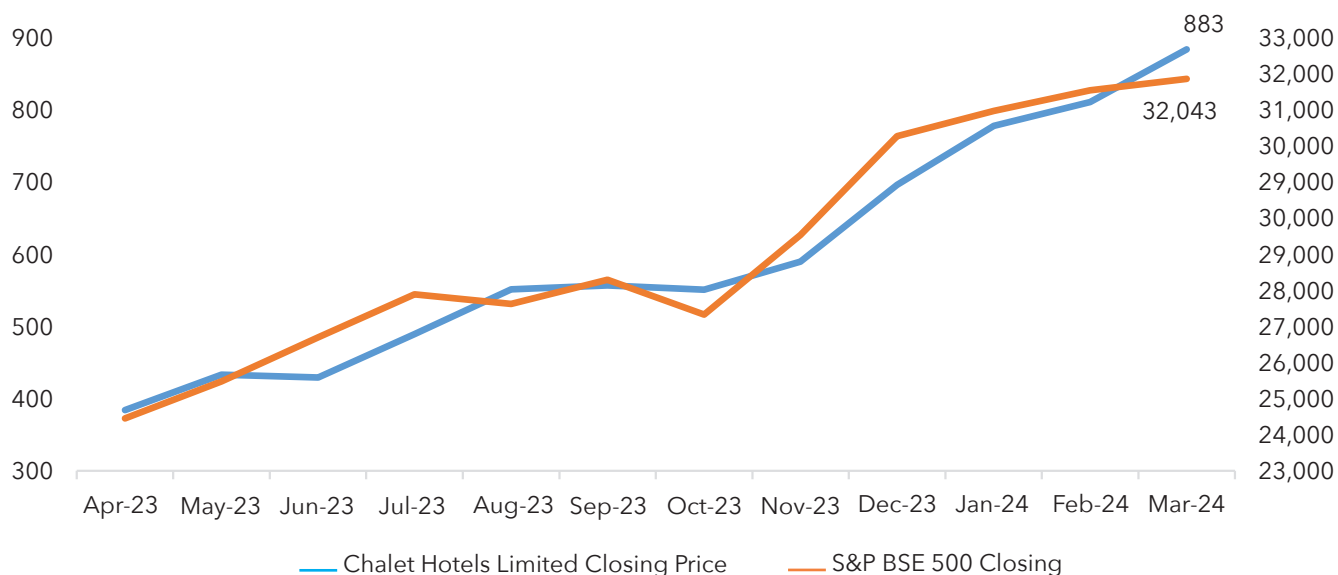




### Comparison of Company's share price to NIFTY 500



### Comparison of Company's share price to S&P BSE 500





**Registrar and Share Transfer Agent:****KFin Technologies Limited**

Selenium Tower B, Plot 31-32,  
Gachibowli, Financial District,  
Nanakramguda, Hyderabad 500 032.  
Website: <https://www.kfintech.com/>  
Email: [einward.ris@kfintech.com](mailto:einward.ris@kfintech.com)  
Contact Person: Mr. Umesh Pandey  
(Unit: Chalet Hotels Limited)  
Toll-free No.: 1800-3454-001  
SEBI Registration No.: INR000000221

**Share Transfer System:**

In terms of Regulation 40(1) of the Listing Regulations, as amended, securities can be transferred only in dematerialized form w.e.f. April 01, 2019.

The shares of the Company are traded on the Stock Exchanges through the Depository System. 100% of the Equity Shares of the Company are in dematerialized form. The ISIN allotted to the Equity Shares of ₹ 10/- each of the Company is INE427F01016. All requests received by the Company / RTA are disposed of expeditiously.

**Distribution of Shareholding:**

Shareholding of Nominal Value (in ₹)	As on March 31, 2024				As on March 31, 2023			
	Number of Share-holders	% to Total Number of Shareholders	Amount (in ₹)	% to Total Amount	Number of Share-holders	% to Total Number of Shareholders	Amount (in ₹)	% to Total Amount
upto 5000	61213	99.61	4961118	2.41	30793	95.00	17799780	0.87
5001 - 10000	84	0.14	593857	0.29	915	2.82	6713650	0.33
10001 - 20000	45	0.07	653115	0.32	340	1.05	4930190	0.24
20001 - 30000	20	0.03	501753	0.24	88	0.27	2262480	0.11
30001 - 40000	13	0.02	477713	0.23	49	0.15	1734790	0.08
40001 - 50000	4	0.01	188140	0.09	46	0.14	2168990	0.11
50001 - 100000	18	0.03	1208949	0.59	72	0.22	5282730	0.26
100001 & Above	57	0.09	196889363	95.82	111	0.34	2009356030	98.01
	<b>61454</b>	<b>100.00</b>	<b>205474008</b>	<b>100.00</b>	<b>32414</b>	<b>100.00</b>	<b>2050248640</b>	<b>100.00</b>

**Investor Complaints**

No. of complaints pending at the beginning of the Financial Year	No. of Complaints received during the Financial Year	No. of complaints not solved to the satisfaction of the shareholders	No. of Complaints pending at the end of the Financial Year
0	0	0	0

**Dematerialization of shares and liquidity**

Trading in Company's Equity Shares is compulsorily in dematerialized mode for all investors, as prescribed by the Securities and Exchange Board of India. As on the date of this Report, entire share capital of the Company is available in dematerialized mode. The shares of the Company are regularly traded at both the Stock Exchanges where they are listed, which ensure the necessary liquidity to shareholders.

**Outstanding ADRs / GDRs**

The Company has not issued any ADRs or GDRs or warrants or any convertible instruments and accordingly there is no likely impact on the Equity Share Capital.

**Commodity price risk or foreign exchange risk and hedging activities**

The Company had booked forward cover for USD 15 million during the Financial Year under review.

**Unit locations:****Hospitality Portfolio:****JW Marriott Mumbai, Sahar**

IA Project Road, Chhatrapati Shivaji Maharaj International Airport, Andheri East, Mumbai 400099.

**The Westin Mumbai Powai Lake, Lakeside Chalet, Marriott Executive Apartments, Mumbai**

# 2&3B, Near Chinmayanand Ashram, Powai, Mumbai 400087.

**Four Points By Sheraton Navi Mumbai, Vashi**

Plot No - 39/1, 6 to 15, Sector - 30A, Vashi, Navi Mumbai 400701.

**The Westin Hyderabad Mindspace**

Raheja IT Park HITEC City, Madhapur, Hyderabad 500081.

**The Westin Hyderabad HITEC City**

APIIC Software Layout, HITEC City, Madhapur, Hyderabad 500081.

**Bengaluru Marriott Hotel Whitefield**

Plot No 75, EPIP Area, Whitefield, Bengaluru 560 066.

**Novotel Pune Nagar Road**

Weikfield IT City Infopark, Viman Nagar, Pune 411014.

**Hospitality Portfolio of Subsidiary:****(The Dukes Retreat Private Limited)****The Dukes Retreat Lonavala**

Pune - Mumbai Road, Lonavala 410301.





## Hospitality Portfolio of LLP:

### (Ayushi and Poonam Estates LLP)

#### Courtyard by Marriott, Aravali Resort

96C6+H49, Gothda, Mohhtabad, Faridabad 121001.

#### Rental & Annuity Portfolio:

#### CIGNUS Whitefield Bangalore ®

Plot No 75, EPIP Area, Whitefield, Bengaluru 560 066.

#### The Orb, Sahar Mumbai

IA Project Road, Chhatrapati Shivaji Maharaj International Airport, Andheri East, Mumbai 400099.

## Investor Correspondence

For any queries, investors are requested to get in touch with the Company Secretary & Compliance Officer of the Company. Details are as below:

### Ms. Christabelle Baptista

#### Company Secretary and Compliance Officer

Address: Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra - 400051.

Phone: 022-26565496

Fax: 022-26565451

E-mail: [companysecretary@chalethotels.com](mailto:companysecretary@chalethotels.com)

## Credit Ratings

During the year under review, the Company has received the following credit ratings:

Credit Rating Agency	Type	Rating at the beginning of the year under review	Revised Rating
India Ratings & Research Private Limited	Term Loans and Fund Based Working Capital limits	IND BBB+ /Positive	IND A- /Positive
	Non-Fund based Working Capital limits	IND A2+	IND A2+
ICRA Limited	Term Loans, Long-Term Fund Based limits	ICRA BBB+(Stable)	[ICRA] A- (Positive)
	Short Term Non-Fund based limits	ICRA A2 Reaffirmed	[ICRA] A2+

## OTHER DISCLOSURES

### Materially Significant Transactions with Related Parties

During the year under review, there were no related party transactions that may have potential conflict with the interests of listed entity at large. However, approval of the Members was sought at the AGM held on August 10, 2023 in respect of a Material Related Party Transaction for raising of funds from the Promoters of the Company upto an amount of ₹ 1,000 million in respect of the project expenses for Koramangala residential project and an amount of ₹ 700 million is outstanding as on March 31, 2024.

### Details of Compliance

There have been no instances of non-compliance by the Company, imposition of penalties and strictures by the Stock Exchanges, SEBI or any statutory authority, on any matter related to the capital markets, during the last three years.

### Vigil Mechanism / Whistle Blower Policy

Pursuant to Section 177(9) and (10) of the Act and Regulation 22 of the Listing Regulations, the Company has formulated a Vigil Mechanism / Whistle Blower Policy for vigil mechanism of Directors and employees to report to the management about the unethical behavior, fraud or violation of Company's Code of Conduct. The mechanism provides for adequate safeguards against victimization of employees and Directors who use such mechanism and makes provision for direct access to the Chairperson of the Audit Committee in exceptional cases. None of the personnel of the Company have been denied access to the Chairperson of the Audit

Committee. The Whistle Blower Policy is displayed on the Company's website viz. [www.chalethotels.com/wordpress/wp-content/uploads/2023/05/Vigil-Mechanism-and-Whistle-Blower-Policy-Rev-May-09-2023.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2023/05/Vigil-Mechanism-and-Whistle-Blower-Policy-Rev-May-09-2023.pdf).

### Policy for determining 'material' subsidiaries

The Board of Directors of the Company has adopted a Policy for Determination of Material Subsidiaries and the same is published on the website viz. [www.chalethotels.com/wordpress/wp-content/uploads/2024/02/Policy-for-Determination-of-Material-Subsidiaries.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2024/02/Policy-for-Determination-of-Material-Subsidiaries.pdf). During the year under review, none of the companies were identified as material subsidiaries.

### Policy for determining Related Party Transactions

The Board of Directors of the Company has adopted a Policy for dealing with Related Party Transactions and the same is published on the website viz. [www.chalethotels.com/wordpress/wp-content/uploads/2022/12/CHL-Related-Party-Policy.pdf](http://www.chalethotels.com/wordpress/wp-content/uploads/2022/12/CHL-Related-Party-Policy.pdf).

### Disqualification of Directors

M/s. KDA & Associates, Company Secretaries in Practice, have certified that as on March 31, 2024, none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such statutory authority.

### Recommendations of Committees

All recommendations of the committees from time to time have been considered by the Board of Directors,





while arriving at any decision, and there has been no instance during the year under review, where any such recommendation which is mandatory in nature has not been abided with.

#### CEO and CFO Certificate

As required under Regulation 17(8) of the Listing Regulations, the Chief Executive Officer and the Chief Financial Officer of the Company have certified to the Board regarding the Financial Statements for the year ended March 31, 2024.

#### Total fees for services paid to Statutory Auditors and its affiliates

Total fees of ₹ 25.97 million for 2023-24, for all services, were paid by the Company and its subsidiaries, on a consolidated basis, to M/s. B S R & Co. LLP, Chartered Accountants, Statutory Auditors and all entities in the network firm/network entity of which the Statutory Auditors are a part.

Details relating to the fees paid to the Statutory Auditors are given in Note 45 to the Standalone Financial Statements and Note 43 to the Consolidated Financial Statements.

#### Disclosures in relation to the Sexual Harassment of Women at Workplace

Your Company has constituted Internal Complaints Committee (ICC) to consider and resolve all sexual harassment complaints. The constitution of ICC is as per the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Committee includes an external member with relevant experience.

The complaints filed and resolved during the Financial Year is as follows:

Number of complaints filed during the Financial Year	Number of complaints disposed of during the Financial Year	Number of complaints pending as on end of the Financial Year
5	6*	0

\*One complaint pending from the previous year was resolved in this year

#### Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount:

Name of Entities	Amount as on March 31, 2024 (in million)
Chalet Hotels and Properties (Kerala) Private Limited (Subsidiary Company)	60.00
Chalet Airport Hotel Private Limited (Wholly Owned Subsidiary)	610.47
Ayushi and Poonam Estates LLP	932.50

#### Compliance with Discretionary Requirements

The status concerning compliance by the Company with discretionary requirements as listed out in Part E of Schedule II of the Listing Regulations is as follows:

- **The Board:** The Company has a Non-Executive & Independent Director as Chairperson. Currently no reimbursement towards his expenses for performance (other than payment of sitting fees and Commission) and maintenance of Chairpersons Office is being done.
- **Shareholders' Rights:** Quarterly and half yearly financial results of the Company are furnished to the Stock Exchanges and are also published in the newspapers and uploaded on website of the Company. Significant events are also posted on the Company's website under the Investor Relations section. Hence, half yearly results and significant events are not sent individually to Shareholders.
- **Modified opinion(s) in audit report:** During the year under review, the Statutory Auditors have given an unmodified audit opinion on the Company's financial statements. The Company continues to adopt best practices to ensure a track record of financial statements with unmodified audit opinion.
- **Separate posts of Chairperson and Managing Director & CEO:** The positions of Chairperson and Managing Director & CEO are separately held and the Chairperson is not in any way related to the Managing Director & CEO of the Company in terms of Section 2(77) of the Act.
- **Reporting of Internal Auditor:** The Internal Auditors are invited to the meetings of Audit Committee to present their observations during the course of Internal Audit. Further, the Company has appointed a Chief Internal Auditor of the Company to look after the in-house Internal Audit function who reports to the Audit Committee.

#### Compliance with Corporate Governance Requirements

The Company is in compliance with Corporate Governance requirements specified in Regulations 17 to 27 and clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D and E of Schedule V of the Listing Regulations.

#### Preferential Allotment or Qualified Institutions Placement as specified under Regulation 32(7A) of the Listing Regulations

The Company has not raised funds through Preferential Allotment or Qualified Institutions Placement during the year under review. However, the Members of the Company vide their resolution passed through Postal Ballot on March 10, 2024, approved the raising of funds, including through Qualified Institutions Placement upto





an amount of ₹ 20,000 million during the year under review. Further, as on the date of this Report, the Company had raised and amount of ₹ 10,000 million through Qualified Institutions Placement under the said approval.

### **Declaration by Chief Executive Officer**

Declaration signed by Mr. Sanjay Sethi, Managing Director & Chief Executive Officer of the Company, stating that the Board of Directors and Senior Management Personnel have affirmed compliance with the 'Code of Conduct of Board of Directors and Senior Management' is annexed to this Report at Annexure - A.

### **Compliance Certificate from Practicing Company Secretary regarding compliance of conditions of Corporate Governance**

A certificate from Practicing Company Secretary regarding compliance of conditions of Corporate Governance is attached as Annexure - B to this Report.

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### **Annexure - A**

#### **Declaration on adherence to the Code of Conduct**

To,

#### **The Members of Chalet Hotels Limited**

I hereby declare that the Directors and Senior Managerial Personnel of the Company have affirmed in writing, their compliance with the Company's Code of Conduct for the Board of Directors and Senior Management Personnel, during the year ended March 31, 2024.

For **Chalet Hotels Limited**

#### **Sanjay Sethi**

Managing Director & CEO

DIN: 00641243

Date: May 13, 2024

Place: Mumbai





**Annexure - B****CERTIFICATE ON COMPLIANCE WITH THE CORPORATE GOVERNANCE REQUIREMENTS UNDER SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

To,  
The Members of  
**Chalet Hotels Limited**  
Raheja Tower, Plot No.C-30,  
Block 'G', Next to Bank of Baroda,  
Bandra Kurla Complex,  
Bandra (E), Mumbai 400051.

We have examined all relevant records of Chalet Hotels Limited (the Company) for the purpose of certifying compliance of the disclosure requirements and Corporate Governance norms as specified for the Listed Companies as prescribed in Regulations 17 to 27, Clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D and E of Schedule V of Chapter IV of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('LODR'), for the Financial Year ended March 31, 2024. We have obtained all the information and explanations to the best of our knowledge and belief, which were necessary for the purpose of this certification.

We state that the compliance of conditions of Corporate Governance is the responsibility of the management, and our examination was limited to procedures and implementation thereof adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the Financial Statements of the Company.

In our opinion, and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as specified for listed company.

We state that in respect of investor's grievance received during the year ended March 31 2024, the Registrar and Transfer Agent of the Company have certified that as at March 31, 2024, there were no investors' grievances remaining unattended/ pending to the satisfaction of the investor.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **KDA & Associates**  
(Formerly known as KDT & Associates)  
Practicing Company Secretaries

**Kaushal Dalal**

Partner  
M. No: 7141 CP No: 7512  
PR No.: 2154/2022  
UDIN: F007141F000359361

Date: May 13, 2024  
Place: Mumbai





# BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT

## SECTION A: GENERAL DISCLOSURE



### I. Details of the Listed Entity

1	Corporate Identity Number (CIN) of the Listed Entity	L55101MH1986PLC038538															
2	Name of the Listed Entity	Chalet Hotels Limited															
3	Year of incorporation	1986															
4	Registered Office Address	Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai 400051															
5	Corporate Address	Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra (East), Mumbai 400051															
6	E-mail	companysecretary@chalethotels.com															
7	Telephone	022 26564000															
8	Website	www.chalethotels.com															
9	Financial year for which reporting is being done	April 01, 2023 to March 31, 2024															
10	Name of the Stock Exchange(s) where shares are listed	National Stock Exchange of India Limited BSE Limited															
11	Paid-up Capital	₹ 4,214,740,080															
12	Contact Person																
	Name of the Person	Christabelle Baptista															
	Telephone	022 26565496															
	Email address	christabelle.baptista@chalethotels.com															
13	Reporting Boundary																
	Type of Reporting	Consolidated															
		<table> <tr> <th>Sr.</th><th>Name of the Subsidiaries / JVs / Associate Companies</th><th>CIN Number</th></tr> <tr> <td>1.</td><td>The Dukes Retreat Private Limited</td><td>U55200MH1968PTC013933</td></tr> <tr> <td>2.</td><td>Sonmil Industries Private Limited</td><td>U68100MH1976PTC018883</td></tr> <tr> <td>3.</td><td>Chalet Hotels &amp; Properties (Kerala) Private Limited</td><td>U55101KL2006PTC020125</td></tr> <tr> <td>4.</td><td>Chalet Airport Hotel Private Limited</td><td>U55101MH2022PTC388704</td></tr> </table>	Sr.	Name of the Subsidiaries / JVs / Associate Companies	CIN Number	1.	The Dukes Retreat Private Limited	U55200MH1968PTC013933	2.	Sonmil Industries Private Limited	U68100MH1976PTC018883	3.	Chalet Hotels & Properties (Kerala) Private Limited	U55101KL2006PTC020125	4.	Chalet Airport Hotel Private Limited	U55101MH2022PTC388704
Sr.	Name of the Subsidiaries / JVs / Associate Companies	CIN Number															
1.	The Dukes Retreat Private Limited	U55200MH1968PTC013933															
2.	Sonmil Industries Private Limited	U68100MH1976PTC018883															
3.	Chalet Hotels & Properties (Kerala) Private Limited	U55101KL2006PTC020125															
4.	Chalet Airport Hotel Private Limited	U55101MH2022PTC388704															
14	Name of Assurance provider	TUV India Private Limited															
15	Type of Assurance obtained	Limited Assurance															

#### Notes:

'Courtyard By Marriott Aravali Resort' was acquired on February 29, 2024, therefore the initiatives relating to that entity have not been considered in this report.

Belaire Hotels Private Limited and Seapearl Hotels Private Limited, Wholly Owned Subsidiaries of the Company have been amalgamated into the Company. The Appointed Date as per the Scheme of Arrangement is April 01, 2020 and Effective Date is June 19, 2023.





The Company has associates for securing the supply of Renewable Energy. The Company does not have the ability to participate and neither is involved in the operations or the relevant activities of these companies and nor has exposure or rights to variable returns. The financials of these associates have not been considered in the consolidation of the financial statements.

## II. Product/Services

16	Details of business activities	Sr.	Description of Main Activity	Description of Business Activity	% Turnover of the Entity
		1.	Accommodation and Food Service	Accommodation services provided by Hotel, Inns, Resorts, holiday homes, hostel, etc.	91%
		2.	Real Estate	Real estate activities with own or leased property	9%

17	Products/ Services sold by the entity	Sr.	Product/Service	NIC Code	% of Total Turnover contributed
		1.	Accommodation and Food Service	551	91%
		2.	Real Estate	701	9%

## III. Operations

18	Number of locations where plants and/or operations/offices of the entity are situated:	Location	Number of plants	No. of Offices	Total
		National	0	10	10
		International	0	0	0
19	Market served by the entity	Locations	Numbers		
	a. No. of Locations	National (No. of States)	4		
		International (No. of Countries)	0		
	b. What is the contribution of exports as a percentage of the total turnover of the entity?	Not Applicable. The Company does not engage in any exports.			
	c. A brief on types of customers	Customers for the Company comprises of guests staying at the hotels, customers at the restaurants, crews and tenants at the rented commercial spaces.			

## IV. Employees

### 20. Details as at the end of Financial Year:

Sr.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
a. Employees and workers (including differently abled)						
Employees						
1	Permanent Employees (A)*	1,159	905	78%	254	22%
2	Other than Permanent Employees (B)**	43	36	84%	7	16%
3	Total Employees (A+B)	1,202	941	78%	261	22%
Workers						
4	Permanent Workers (C)^	1,128	946	84%	182	16%
5	Other than Permanent Workers (D)^ ^	662	429	65%	233	35%
6	Total Workers (C+D)	1,790	1,375	77%	415	23%





Sr.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B/A)	No. (C)	% (C/A)
Differently abled employees and workers						
Employees						
7	Permanent Employees (E)	20	18	90%	2	10%
8	Other than Permanent Employees (F)	5	5	100%	0	0%
9	Total Employees (E+F)	25	23	92%	2	8%
Workers						
10	Permanent Workers (G)	8	8	100%	0	0%
11	Other than Permanent Workers (H)	31	16	52%	15	48%
12	Total Differently abled Workers (G+H)	39	24	62%	15	38%

**Note:**

\*All employees on-roll in Supervisor and above category including Senior Management, Middle Management and Junior Management

\*\*All employees in Fixed Term Contract (FTC) and outsourced contract in Supervisor and above category

^All employees on-roll in Line Staff or Rank and file category

^^All employees in Fixed Term Contract (FTC) and outsourced contract in Line staff or Rank and file category

#'Courtyard By Marriott Aravali Resort' was acquired on February 29, 2024. The report excludes workforce details relating to the said unit except for the above indicator.

**21. Participation/Inclusion/Representation of women**

Sr.	Category	Total (A)	No. and % of females	
			No. (B)	% (B/A)
1.	Board of Directors	7	1	14.3%
2.	Key Management Personnel	4	1	25%

**Note:**

- The Company considers Mr. Sanjay Sethi - Managing Director (MD) and Chief Executive Officer (CEO) as a member of the Board of Directors
- The Company considers Mr. Shwetank Singh - Chief Growth & Strategy Officer, Mr. Milind Wadekar - Chief Financial Officer (CFO), Mr. Rajneesh Malhotra - Chief Operating Officer (COO) and Ms. Christabelle Baptista - Associate Vice President - Legal, Company Secretary & Compliance Officer as Key Management Personnel.

**22. Turnover rate for permanent employees and workers (trends for the past 3 years)**

Category	2023-24			2022-23			2021-22		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Permanent Employees	37.65%	52.73%	40.72%	25.51%	28.65%	26.09%	Not Available		
Permanent Workers	35.74%	64.16%	41.29%	38.50%	56.52%	41.24%			

**Note:** Turnover rate in current and previous FY includes Total Employees (permanent+ other than permanent) and Total Workers (permanent+ other than permanent)

**V. Holding, Subsidiary and Associate Companies (including joint ventures)**
**23. (a) Names of holding / subsidiary / associate companies / joint ventures**

Sr.	Name of the holding / subsidiary / associate companies / joint ventures	Indicate whether it is a holding / Subsidiary / Associate / Joint Venture	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
1.	Chalet Airport Hotel Private Limited	Subsidiary	100%	Yes
2.	Sonmil Industries Private Limited	Subsidiary	100%	No





Sr.	Name of the holding / subsidiary / associate companies / joint ventures	Indicate whether it is a holding / Subsidiary / Associate / Joint Venture	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
3.	Chalet Hotels & Properties (Kerala) Private Limited	Subsidiary	90%	No
4.	The Dukes Retreat Private Limited	Subsidiary	82.3%	Yes
5.	Krishna Valley Power Private Limited	Associate	33.1%	No
6.	Sahyadri Renewable Energy Private Limited	Associate	26.1%	No
7.	TP Agastaya Limited	Associate	26%	No

**Notes:**

'Courtyard By Marriott Aravali Resort' was acquired on February 29, 2024, therefore the initiatives relating to that unit have not been considered in this report.

Belaire Hotels Private Limited and Seaportal Hotels Private Limited, Wholly Owned Subsidiaries of the Company have been amalgamated into the Company. The Appointed Date as per the Scheme of Arrangement is April 01, 2020 and Effective Date is June 19, 2023.

**VI. CSR Details**

<b>24</b>	<b>i. Whether CSR is applicable as per section 135 of Companies Act, 2013:</b>	Yes
	<b>ii. Turnover (in million ₹)</b>	14,173
	<b>iii. Net worth (in million ₹)</b>	18,513

**VII. Transparency and Disclosures Compliances****25. Complaints/Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct**

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (Yes/No)	If Yes, then provide web-link for grievance redressal policy	2023-24			2022-23		
			Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Communities	No	NA	0	0	NA	0	0	NA
Investors (other than shareholders)	Yes	<a href="#">Investors Contact</a>	0	0	NA	0	0	NA
Shareholders	Yes	<a href="#">Vigil Mechanism / Whistle Blower Policy</a>	0	0	NA	0	0	NA
Employees and workers	Yes		8	1	NA	2	0	NA
Customers	Yes		0	0	NA	1	0	NA
Value Chain Partners	Yes		2	0	NA	0	0	NA

**Note:** NA - Not Applicable





## 26. Overview of the entity's material responsible business conduct issues




The Company revisited materiality based on the impact on strategic business priorities, financial implications, stakeholder value creation and impacts on ESG parameters. Out of identified universe of issues, 15 material issues have been identified as high priority.



Positive



Negative

Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
<b>Environmental</b>						
1.	Climate Strategy	Risk	The nature of the business requires the Company to carefully evaluate the environmental impact of its activities. External stakeholders expect and emphasize the Company to adopt environmentally friendly business practices. Business operations are highly dependent on efficient energy, water and resource management.	The Company recognizes climate change as one of the key emerging risks and is undertaking measures to put an effective management system. The Company focuses on enhancing the energy productivity of its operations and efficiently managing operational emissions.		 Natural Capital
2.	Green Buildings	Opportunity	The Company's aim is to transform its existing structures and design new projects to feature elements of Green Buildings for integration of sustainability in business operations.	The Company strives to imbibe environmental considerations into design aspects and ensure sustainable usage and resource conservation with minimal impacts on the surroundings. The same will be demonstrated through third-party verification systems which provide certifications and accreditations to such sustainable structures.		 Manufactured Capital
3.	Electric Vehicles (Green Mobility)	Opportunity	The Hospitality sector has a history of building environmental awareness amongst guests. Hoteliers are in a unique position to stand out in an untapped market of EVs by allowing guests to experience and potentially convert them. Hoteliers have invested in environmentally friendly business practices that benefit the environment, resonate with customers, and impact the bottom line. Electric car charging stations, like solar technology, help in achieving this goal while responding to evolving consumer demands.	The Company is a signatory to the EV100 initiative to ensure that all Company properties are equipped with EV charging points accessible to both employees and visitors to facilitate the commitment of moving its entire fleet to EVs for guest transportation by FY 2024-25.		 Natural Capital






Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
<b>Social</b>						
4.	Human Capital Development	Opportunity	The Company's aim is to implement measures to identify and provide managerial, functional or inter-personal skill training, learning and education opportunities for all the employees to develop a competent workforce which is capable of supporting the Company to meet its goals effectively.	The Company's learning and development focus combines training sessions, engagement activities, and career development programs. The Company ensures that its training programs are curated to equip employees with the skills needed to thrive in a technology-enabled world.	⊕	 Human Capital
5.	Diversity, Equity and Inclusion (DE&I)	Opportunity	The Company's aim is to implement measures to recognize and value the differences within the backgrounds and skills of employees.	The Company endeavors to promote equal access to employment opportunities without any discrimination based on race, color, age, gender, ethnicity, nationality, religion, disability, sexual orientation, marital/civil partnership status or pregnancy and assess all potential employees based on solely on their individual capability, merit, job-related skills and competencies. The Company strives to develop a workplace with "zero-tolerance" approach against sexual harassment and any form of discrimination.	⊕	 Human Capital
6.	Occupational Health & Safety (OHS)	Risk	Identifying relevant areas of work to provide information on hazards, necessary safety equipment, appropriate usage of equipment and procedures is critical for the well-being of all.	The Company follows health and safety protocols as required by regulatory authorities at its offices, construction sites and facilitates the same at its properties managed by operator brands. The Company conducts regular audits / inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations in order to safeguard health and safety, effectively endorsing a culture of zero workplace incidents.	⊖	 Human Capital
7.	Brand & Reputation	Opportunity	Ensuring service quality through partnerships with globally renowned brands is core to the Company's value proposition. The Company partners with the best in order to deliver the best to its end-consumer.	As part of one of the topmost real estate developer concerns in the country, the Company takes pride in its parentage as well as its partnerships with global hospitality brands. The Company's expertise in asset management continues to help forge increasingly beneficial partnerships with brands that enjoy global renown.	⊕	 Social and Relationship Capital










Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
8.	Sustainable Food Safety and Quality	Opportunity	The Company generates revenue through food and beverage sales and by offering high-quality, unique, and memorable dining experiences differentiating from competitors and building a loyal customer base.	The Company has established rigorous quality control measures and conduct regular audits to maintain high standards across all areas of the hotel operations, including cleanliness, food safety, compliance with regulations, and adherence to brand standards.		 Social and Relationship Capital
9.	Supply Chain Management	Risk	Any disruption in the supply chain can have a significant impact on operations and customer service. The Company's supply chain partners, including vendors and service providers, play a key role in enhancing guest experience across all properties. The Company aspires to transform its value chain and relationships with value chain partners including customers, suppliers and vendors. The Company relies heavily on its value chain partners to meet daily operations.	The Company is in the process of adopting sustainable sourcing practices such as defining and diversifying the supplier base, promoting local sourcing, adopting the practice of supplier due diligence and assess critical suppliers/vendors before association on a predetermined criteria based on various environmental, social and governance aspects etc. The Company encourages its suppliers and sub-contractors to accept and confirm to the terms and conditions of the Supplier Code of Conduct, adopted in 2023. The Company maintains a list of proposed and active subcontractors who have accepted the Supplier Code of Conduct and updates the list to reflect any changes in subcontracting arrangements. Going forward, the Company proposes to categorize its suppliers into Tier 1, Tier 2 and Tier 3 based on the extent of their compliance with the Supplier Code of Conduct to enhance efficiency of the process.		 Social and Relationship Capital
10.	Customer Delight	Opportunity	Extensive experience and expertise in the hospitality industry, portfolio of world class properties, strong partnerships with the leading brands and value chain partners provide the Company with a unique competitive advantage which helps in exceeding customer expectations and providing delightful experiences.	The Company focuses on its ability to deliver customer delight through managing properties and partnering with operator brands who enjoy global reput while bringing years of expertise in the delivery of hospitality services. The Company supports them by providing properties built to facilitate world-class delivery and excellence in hospitality they are known for.		 Social and Relationship Capital

## Governance







Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
11.	Risk Management	Opportunity	The comprehensive risk management framework integrated with both emerging and transient risks helps the Company to be future ready. While reaping benefit of present situation, the Company is all prepared to meet the unforeseen situations and harness the potential opportunities.	The Company has established a comprehensive risk mitigation framework led by members of the Board. The Company's Risk Management Committee has formulated a detailed Risk Management Policy which includes a risk management plan for identification of internal and external risks, measures for risk mitigation that includes mechanisms and procedures to ensure internal control of all identified risks.	⊕	 Intellectual Capital  Financial Capital
12.	Disaster Resilience and Business Continuity	Risk	The Company strives to implement various measures towards risk mitigation to ensure business continuity and stability in operations.	The Company has a Business Continuity plan to address uncertainty in financial markets, market conditions, threats from project failures (at any phase in design, development and operations), legal liabilities, credit risks, accidents, natural causes and disasters as well deliberate attacks from an adversary or events of uncertain or unpredictable root cause.	⊖	 Intellectual Capital  Financial Capital
13.	Corporate Governance	Opportunity	The Company's robust governance framework emphasizes anti-corruption and anti-bribery and ensures that it stays accountable and transparent in its business practices and follows an ethical decision-making process. It strengthens the Company's risk management approach and protects and enhances its reputation and credibility with stakeholders.	The Company has a robust Corporate Governance strategy and mechanisms in place to ensure proactive risk management and sound policy-making that helps the Company achieve its shared value creation goals. An empowered Board of Directors comprising industry leaders from diverse academic and domain expertise, each with unique areas of specialization, oversee the implementation of the Company's governance framework. An Independent Chairperson leads the Board, which has a balanced mix of Independent and Non-Independent Directors. The Company's goals and progress on initiatives are overseen by the Board and Board-level Committees covering its end-to-end strategic and operational lifecycle.	⊖	 Intellectual Capital





Sr.	Material Issue Identified	Indicate whether risk or opportunity	Rationale for identifying the risk/opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)	Capitals Impacted
14.	Sustainable Profitability & Return on Investment	Opportunity	The Company focuses on driving industry leading business efficiency. The proven business model gives a niche platform to leverage the maximum and aspire for sustainable value creation with better return on investment.	During the past two years of the pandemic, the Company has focused on strategizing to maintain a healthy balance sheet and collaborated with its operators to keep its operating costs optimally low. This has helped maintain the strength of its financial capital, enabling the Company to invest in growth when opportunities open up.	⊕	 Financial Capital
15.	Data Privacy, Confidentiality and Cybersecurity	Risk	The Company's systems and proprietary data is stored electronically, including guests' sensitive personal and financial information, which may be vulnerable to computer viruses, cybercrime, computer hacking and similar disruptions from unauthorized tampering. Such technology systems may also be vulnerable to ransomware attacks, which may block or restrict access to these systems and impair their functionality.	The Company is continuously ramping up its digital capabilities which helps in ensuring security of data and systems through cutting-edge technology and strong protocols to detect and respond to breaches, if any.	⊖	 Intellectual Capital

## SECTION B: MANAGEMENT AND PROCESS DISCLOSURES



Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9
<b>Policy and Management Processes</b>										
1	a. Whether your entity's policy/policies cover each principle and its core elements of the NGRBCs. (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	b. Has the policy been approved by the Board? (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	c. Web Link of the Policies, if available	The Policies have been approved either by the Board or the Corporate Social Responsibility & ESG Committee of the Company. Policies mandated under the Companies Act, 2013 ('the Act') and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') are approved by the Board/Committee and circulated amongst relevant stakeholders. Other operational policies are approved by the Managing Director/functional heads of the Company as deemed appropriate from time-to-time.								
2	Whether the entity has translated the policy into procedures. (Yes / No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	Do the enlisted policies extend to your value chain partners? (Yes/No)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes





Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9
4	Name of the national and international codes/ certifications/labels/ standards (e.g., Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustee) standards (e.g., SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle.	The Company is ISO 27000 certified and has adopted its assets and projects under development in accordance to international and national green building standards such as LEED by US Green building council (USGBC) and Indian Green Building council (IGBC).								
5	Specific commitments, goals and targets set by the entity with defined timelines, if any.	<div>The Company has the following commitments with respect to the Climate Group Initiatives of RE100, EP100 and EV100:</div> <ul style="list-style-type: none"><li>RE100 (Renewable Energy): Move to 100% renewable energy by FY 2030-31</li><li>EP100 (Energy Productivity): Double energy productivity (revenue per unit of electricity consumed) by FY 2028-29 compared to the baseline of FY 2015-16</li><li>EV100 (Electric Vehicles): Move entire guest fleet to EVs by FY 2024-25 and install charging points for staff and guests</li></ul>								
6	Performance of the entity against the specific commitments, goals and targets along with reasons in case the same are not met.	<div>Performance of the Company against the specific commitments with respect to the Climate Group Initiatives of RE100, EP100 and EV100 are as follows:</div> <ul style="list-style-type: none"><li><b>RE100 (Renewable Energy):</b> As of FY 2023-24, The Company sourced 61% of its electricity from renewable sources to facilitate the commitment of moving to 100% renewable energy by FY 2030-31</li><li><b>EP100 (Energy Productivity):</b> The Company is strategically investing in technology and IoT-enabled solutions such as Digital check-ins, Mobile key, Building Management System, IOT system for HVAC to address reduction in energy consumption. As of FY 2023-24, the Company achieved 65% improvement in energy productivity to facilitate the commitment of doubling its energy productivity (revenue per unit of electricity consumed) by FY 2028-29 compared to the baseline of FY 2015-16</li><li><b>EV100 (Electric Vehicles):</b> All Company properties are equipped with EV charging points accessible to both employees and visitors to facilitate the commitment of moving its entire fleet to EVs for guest transportation by FY 2024-25</li></ul>								
Governance, Leadership and Oversight										
7	<div>Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets and achievements</div> <div>Please refer to Page No. 14-17 of the Company's FY 2023-24 Integrated Annual Report.</div>									
8	<div>Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy (ies).</div> <div>The Company's Corporate Social Responsibility &amp; ESG Committee is the highest authority responsible for implementation and oversight of the Business Responsibility Policy comprising of Mr. Hetal Gandhi, Chairperson &amp; Independent Director, Ms. Radhika Piramal, Independent Director, Mr. Neel C. Raheja, Non-Executive Director and Mr. Sanjay Sethi, Managing Director &amp; Chief Executive Officer. The Company Secretary acts as the Secretary to the Committee.</div>									





Disclosure Questions		P1	P2	P3	P4	P5	P6	P7	P8	P9
9	Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		The Company's Corporate Social Responsibility & ESG Committee is responsible for decision making on sustainability related issues. The Committee is tasked with the following: <ul style="list-style-type: none"><li>Formulate 'ESG Policy' and 'Environment Policy' for the Company, covering all the areas of ESG initiatives and engagements</li><li>Ensure that the Company monitors and reviews current and emerging ESG trends as per the applicable regulatory requirements, identify the impact on the strategy, operations and reputation of the Company and incorporate the same into the Company's ESG policies and objectives</li><li>Set appropriate strategic goals / KPIs / associated targets related to ESG and oversee the development and performance against those goals, KPIs and targets</li><li>Ensure that the Company provides appropriate information and is transparent in its reporting relating to ESG</li><li>Any other matter as the Corporate Social Responsibility &amp; ESG Committee may deem appropriate after approval of the Board or as may be directed by the Board from time to time</li></ul>								
10. Details of Review of NGRBCs by the Company:		P1	P2	P3	P4	P5	P6	P7	P8	P9
Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee										
Performance against above policies and follow up action		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The Company's Board-level Corporate Social Responsibility & ESG Committee monitors performance against policies, identifies impacts on the business strategy, operations and reputation of the Company and incorporates the same into the Company's ESG policies and objectives.									
Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	The Company's Board-level Corporate Social Responsibility & ESG Committee reviews current and emerging ESG trends as per all applicable laws and regulations to ensure compliance with statutory requirements relevant to the NGRBC Principles.									
Frequency (Annually/ Half yearly/ Quarterly/ Any other - please specify)										
Performance against above policies and follow up action	All the policies are reviewed periodically or as the need may arise									
Compliance with statutory requirements of relevance to the principles, and rectification of any non-compliances	Compliances are reviewed on an on-going basis and action, if any, are taken									
11. Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency.		P1	P2	P3	P4	P5	P6	P7	P8	P9
		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		TUV India Private Limited provided assurance on non-financial sustainability disclosures based on GRI standards for FY 2023-24								





**12. If answer to question (1) above is "No" i.e. not all Principles are covered by a policy, reasons to be stated:**

Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
The entity does not consider the Principles material to its business (Yes/No)	Not Applicable								
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)									
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)									
The entity does not have the financial or/human and technical resources available for the task (Yes/No)									
Any other reason (please specify)									

**Note 1:**

NGRBC Principle	Applicable Policies	Link for Policies
Principle 1: Businesses should conduct and govern themselves with Integrity, and in a manner that is Ethical, Transparent and Accountable	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● Employee's Code of Conduct</li> <li>● Supplier Code of Conduct</li> <li>● Code of Conduct for Board and Senior Management Policy</li> <li>● ESG Policy</li> </ul>	Policies - (chalethotels.com)
Principle 2: Businesses should provide goods and services in a manner that is sustainable and safe	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● ESG Policy</li> <li>● Supplier Code of Conduct</li> <li>● Environment Policy</li> </ul>	
Principle 3: Businesses should respect and promote the well-being of all employees, including those in their value chains	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● ESG Policy</li> <li>● Employee's Code of Conduct</li> <li>● Supplier Code of Conduct</li> <li>● Code of Conduct for Board and Senior Management Policy</li> </ul>	
Principle 4: Businesses should respect the interests of and be responsive to all its stakeholders	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● ESG Policy</li> </ul>	
Principle 5: Businesses should respect and promote human rights	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● Human Rights Policy</li> <li>● Employee's Code of Conduct</li> <li>● Supplier Code of Conduct</li> <li>● Code of Conduct for Board and Senior Management Policy</li> <li>● Vigil Mechanism and Whistle Blower Policy</li> <li>● POSH Policy</li> <li>● Board Diversity Policy</li> <li>● ESG Policy</li> </ul>	
Principle 6: Businesses should respect and make efforts to protect and restore the environment	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● Environment Policy</li> <li>● ESG Policy</li> </ul>	
Principle 7: Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> </ul>	
Principle 8: Businesses should promote inclusive growth and equitable development	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● CSR Policy</li> <li>● ESG Policy</li> </ul>	
Principle 9: Businesses should engage with and provide value to their consumers in a responsible manner	<ul style="list-style-type: none"> <li>● Business Responsibility Policy</li> <li>● ESG Policy</li> </ul>	





## SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

**PRINCIPLE 1: Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable.**



### ESSENTIAL INDICATORS

1. Percentage coverage b/y training and awareness programs on any of the NGRBC Principles during the financial year:

Segment	Total number of training & awareness programs held	Topics/principles covered under the training and its impact	%age of persons in respective category covered by the awareness programs
Board of Directors*	4	Anti-Corruption, Information Security, Risk Management, ESG and Diversity & Inclusion	29%
Key Management Personnel	9	Anti-Corruption, Information Security, ESG, Ethics, CSR, Compliance, Code of Conduct, Anti-Bribery, Social Media usage, GDPR Learning, Business Courtesies and Gifting Policy, Greetings and Grooming, Fire Safety, Security, Sensitization on Diversity & Inclusion, POSH, HR Guidelines, ERT	100%
Employees other than BODs and KMPs	6,644		100%
Workers	4,113		100%

\*Participation of individual members of the Board has been considered.

#### Note:

All of the Company's individual hotel properties except Four Points by Sheraton Navi Mumbai, Vashi and Novotel Pune Nagar Road follow the respective training calendar of January - December.

2. Details of fines / penalties / punishment / award / compounding fees / settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year, in the following format.

#### a. Monetary

Type	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Amount (in ₹)	Brief of the case	Has an appeal been preferred? (Yes/No)
Penalty/ Fine	Nil	Nil	Nil	Nil	Nil
Settlement	Nil	Nil	Nil	Nil	Nil
Compounding fee	Nil	Nil	Nil	Nil	Nil

#### b Non-Monetary

Type	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Brief of the case	Has an appeal been preferred? (Yes/No)
Imprisonment	Nil	Nil	Nil	Nil
Punishment	Nil	Nil	Nil	Nil

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

Not Applicable.





4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web-link to the policy.

Yes. The Company is in alignment with the Prevention of Corruption Act, 1988, and any applicable legislation in its jurisdiction and ensures that giving bribes to governmental officials and agents, whether directly or indirectly, remains strictly prohibited. As a law-abiding Member of the Company, one will not directly or indirectly pay any bribe to any other Members, Governmental officials, business associates, contractors, vendors, agents, etc. The Company addresses ethics, corruption and bribery through a comprehensive policy framework that includes:

- Business Responsibility Policy
- Supplier Code of Conduct
- Employee's Code of Conduct
- Code of Conduct for Board and Senior Management Policy
- Vigil Mechanism and Whistle Blower Policy

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption:

Category	2023-24	2022-23
Directors	Nil	Nil
KMPs	Nil	Nil
Employees	Nil	Nil
Workers	Nil	Nil

6. Details of complaints with regard to conflict of interest:

Topic	2023-24		2022-23	
	Number	Remarks	Number	Remarks
Number of complaints received in relation to issues of Conflict of Interest of the Directors	Nil	NA	Nil	NA
Number of complaints received in relation to issues of Conflict of Interest of KMPs	Nil	NA	Nil	NA

**Note:**

NA - Not Applicable

7. Provide details of any corrective action taken or underway on issues related to fines / penalties / action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of corruption and conflicts of interest.

Not Applicable. There were no cases of corruption and conflicts of interest reported during the reporting period.

8. Number of days of accounts payables ((Accounts payable \*365) / Cost of goods/services procured) in the following format:

Category	2023-24	2022-23
Number of days of accounts payables	121.46	106.36




**9. Open-ness of business**

Provide details of concentration of purchases and sales with trading houses, dealers, and related parties along-with loans and advances & investments, with related parties, in the following format:

Parameter	Metrics	2023-24	2022-23
Concentration of Purchases	a. Purchases from trading houses as % of total purchases	Not Applicable	
	b. Number of trading houses where purchases are made from		
	c. Purchases from top 10 trading houses as % of total purchases from trading houses		
Concentration of Sales	a. Sales to dealers / distributors as % of total sales		
	b. Number of dealers / distributors to whom sales are made		
	c. Sales to top 10 dealers / distributors as % of total sales to dealers / distributors		
Share of RPTs in	a. Purchases (Purchases with related parties / Total Purchases)	5.53%	4.29%
	b. Sales (Sales to related parties / Total Sales)	0.13%	0.20%
	c. Loans & advances (Loans & advances given to related parties / Total loans & advances)	0%	0%
	d. Investments ( Investments in related parties / Total Investments made)	0%	0%

**LEADERSHIP INDICATORS**
**1. Awareness programs conducted for value chain partners on any of the NGRBC Principles during the financial year:**

Total number of training and awareness programs held	Topics/principles covered under the training and its impact	Percentage of persons in value chain covered by the awareness programs
1*	Supplier Code of Conduct, Human Rights, preferential ESG criteria of sourcing	10%

\*Common training awareness program conducted for key vendors

**2. Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/ No) If Yes, provide details of the same.**

Yes. The Company's Code of Conduct for the Board and Senior Management states the following: 'Directors on the Board of the Company and the Senior Management shall not engage in any business, relationship or activity, which may be in conflict with the interest of the Company or the group. A conflict of interest exists where the interest or benefits of one person or entity conflict with the interest or potential benefits of the Company. No employee including key managerial personnel or director or promoter of the Company shall enter into any agreement for himself or on behalf of any other person, with any shareholder or any other third party with regard to compensation or profit sharing in connection with dealings in the securities of the Company, in terms of provisions of Listing Regulations.'





**PRINCIPLE 2: Businesses should provide goods and services in a manner that is sustainable and safe****ESSENTIAL INDICATORS**

1. Percentage of R&D and Capital Expenditure (CAPEX) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.

Type	2023-24	2022-23	Details of improvement in social and environmental aspects
Research & Development (R&D)	₹ 64.8 million	₹ 5.0 million	Reduction in resource (energy, water, waste) consumption
Capital Expenditure (CAPEX)	₹ 1,652 million	Not Available	

2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)

Yes. The Company has procedures in place for sustainable sourcing as a part of its Green Buildings initiative wherein seven properties of the portfolio are already Certified under (USGB LEED or IGBC) and more than 94% of the materials sourced (by value) are locally sourced (within India).

In addition, the Company encourages suppliers and sub-contractors to accept and agree with the terms and conditions of its Supplier Code of Conduct published in FY 2022-23. The Company expects suppliers and vendors to adopt sound labor practices and treat their workers fairly by following local laws.

- b. If yes, what percentage of inputs were sourced sustainably?

Unit of reporting (i.e by Quantity or by Value - please specify)	Total No. of Inputs sourced (in million ₹)	No. of Inputs that were sourced sustainably (in million ₹)	Percentage of inputs that were sourced sustainably
Value	2,718	2,573	94.7%

**Note:**

Inputs sourced sustainably are within India.

3. Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste.

Product	Process to safely reclaim the product
a. Plastics (including packaging)	The Company recycles plastics and e-waste generated in its operations through third-party authorized recyclers.
b. E-Waste	
c. Hazardous Waste	
d. Other Waste	

4. Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.

Not Applicable.

**LEADERSHIP INDICATORS**

1. Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?

Not Applicable as no Life Cycle Perspective / Assessments (LCA) were conducted during FY 2023-24.

Name of Product/ Service	% of total Turnover contributed	Boundary for which the Life Cycle Perspective/ Assessment was conducted	Whether conducted by independent external agency (Yes/ No)	Results communicated in public domain (Yes/ No) If Yes, provide web-link
Not Applicable				





2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

Not Applicable as no Life Cycle Perspective / Assessments (LCA) were conducted during FY 2023-24.

Sr.	Name of the product	Description of the risk	Action Taken
Not Applicable			

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).

Not Applicable.

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format:

	2023-24			2022-23		
	Reused	Recycled	Safely Disposed	Reused	Recycled	Safely Disposed
Plastics (including packaging)	Not Applicable. The Company is in the hospitality business (services industry).					
E-waste						
Hazardous waste						
Other waste						

5. Reclaimed products and their packaging materials (as percentage of products sold) for each product category.

Not Applicable.

## PRINCIPLE 3: Businesses should respect and promote the well-being of all employees, including those in their value chains



## ESSENTIAL INDICATORS

1. a. Details of measures for the well-being of employees:

Category	% of employees covered by										
	Total (A)	Health Insurance		Accident Insurance		Maternity Benefits		Paternity Benefits		Day Care Facilities	
		No. (B)	% (B/A)	No. (C)	% (C/A)	No. (D)	% (D/A)	No. (E)	% (E/A)	No. (F)	% (F/A)
Permanent Employees											
Male	841	841	100%	841	100%	NA	NA	841	100%	135	16%
Female	241	241	100%	241	100%	241	100%	NA	NA	157	65%
Total	1,082	1,082	100%	1,082	100%	241	22%	841	78%	292	27%
Other than Permanent Employees											
Male	36	36	100%	36	100%	NA	NA	36	100%	20	56%
Female	7	7	100%	7	100%	7	100%	NA	NA	5	71%
Total	43	43	100%	43	100%	7	16%	36	84%	25	59%

### Note:

NA - Not Applicable





## b. Details of measures for the well-being of workers:

Category	% of workers covered by										
	Total (A)	Health Insurance		Accident Insurance		Maternity Benefits		Paternity Benefits		Day Care Facilities	
		No. (B)	% (B/A)	No. (E)	% (C/A)	No. (D)	% (D/A)	No. (E)	% (E/A)	No. (F)	% (F/A)
Permanent Workers											
Male	858	652	76%	652	76%	NA	NA	652	76%	198	23%
Female	160	131	82%	131	82%	131	82%	NA	NA	107	67%
Total	1,018	783	77%	783	77%	131	13%	652	64%	305	30%
Other than Permanent Workers											
Male	377	249	66%	249	66%	NA	NA	249	66%	30	8%
Female	221	157	71%	157	71%	157	71%	NA	NA	157	71%
Total	598	406	68%	406	68%	157	26%	249	42%	187	31%

**Note:** NA - Not Applicable

## c. Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format:

Category	2023-24	2022-23
Cost incurred on well-being measures as a % of total revenue of the Company	The Cost incurred towards well-being of employees is part of overall employee engagement initiatives cost, hence not available in % of total revenue of the Company	

## 2. Details of retirement benefits, for Current FY and Previous Financial Year:

Sr.	Benefits	2023-24			2022-23		
		No. of employees covered as a % of total employees	No. of workers covered as a % of total worker	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total worker	Deducted and deposited with the authority (Y/N/N.A.)
1	PF	100%	100%	Yes	100%	100%	Yes
2	Gratuity	100%	100%	Yes	100%	100%	Yes
3	ESI	100%	100%	Yes	100%	100%	Yes

## 3. Accessibility of workplaces: Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.

Yes, the premises / offices of the Company are accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016

## 4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy.

Yes. As an Equal Opportunity Employer, the Company ensures an Equal Opportunity Workplace by providing and maintaining equal opportunities at the time of recruitment as well as during the course of employment.

The Company is committed to building a work environment of mutual trust, where all members are treated with dignity and respect. Members will be recruited, selected, developed, transferred, and advanced basis its principle of meritocracy - requirements of the role and business.





The Company's commitment further extends to the treatment of all other Members of the Company with dignity, courtesy, respect and with equality irrespective of race, color, religion, gender identity, age, national origin, sexual orientation, marital status, physical disability, etc. The Company does not abuse its position and influence other Member(s) for committing any type of offence.

The Company addresses equal opportunity through a comprehensive policy structure which can be accessed by all stakeholders and includes the following policies:

- Employee's Code of Conduct
- Human Rights Policy
- ESG Policy
- Business Responsibility Policy

## 5. Return to work and Retention rates of permanent employees and workers that took parental leave.

Gender	Permanent Employees		Permanent Workers	
	Return to work rate	Retention Rate	Return to work rate	Retention Rate
Male	100%	100%	100%	100%
Female	100%	100%	100%	100%
Total	100%	100%	100%	100%

## 6. Is there a mechanism available to receive and redress grievances for the following categories of employees and worker? If yes, give details of the mechanism in brief.

Category	Yes/No	Details of the mechanism in brief
Permanent Workers	Yes	<p>The Company's Corporate addresses grievances through their Vigil Mechanism and Whistle Blower Policy wherein all complaints are referred to the Vigil Mechanism / Whistle Blower Committee with representatives from Human Resource, Loss Prevention and Executive Committees to address employee grievances together with the results of investigations, being reported to the Audit Committee on a quarterly basis. Complaints are filed through an associate's designated email ID, disclosing details and evidence of the matter to the extent possible.</p> <p>Any complaints against any of the member of the Committee are addressed to the Compliance Officer at companysecretary@chalet-hotels.com who in turn informs the Audit Committee Chairman. All employees and workers receive refresher classroom training sessions to raise awareness on grievance redressal.</p>
Other than Permanent Workers	Yes	<p>Investigation is carried out in a fair manner and without presumption of guilt. All complaints reported under this Policy is thoroughly investigated and all information disclosed during the course of the investigation remains confidential, except as necessary to conduct the investigation and take any remedial action.</p>
Permanent Employees	Yes	<p>Feedback with regard to outcome of the investigation is given to the complainant within 7 working days of completion of the investigation. The exact nature of any disciplinary action taken against any person remains confidential.</p> <p>The Company addresses grievances related to POSH Act 2013 through an Internal Complaints Committee (ICC) to whom concerns are raised regarding any form of sexual harassment.</p> <p>Additionally, Marriott offers a direct line to the General Manager and a comprehensive complaint resolution system known as the Guarantee for Fair Treatment (GFT) wherein complaints are passed through successive stages in Marriott's hierarchy, starting with the immediate superior, depending on the nature of employee satisfaction with the redress response given at each stage.</p>
Other than Permanent Employees	Yes	<p>Novotel Pune Nagar Road addresses concerns regarding grievances like Fraud, Discrimination the same is notified on the Accor Whistleblowing Hotline namely Accor Integrity Platform: ACCOR Integrity Platform (accor-integrity.com), a third-party based portal which enables a team to whistle blow about any ethical or procedural wrongdoing at the organization, ensuring 100% protection with non-disclosure of the complainant's identity.</p>





## 7. Membership of employees and worker in association(s) or Unions recognized by the listed entity:

Category	2023-24			2022-23		
	Total employees / workers in respective category (A)	No. of employees / workers in respective category, who are part of association(s) or Union (B)	% (B/A)	Total employees / workers in respective category (C)	No. of employees / workers in respective category, who are part of association(s) or Union (D)	% (D/C)
Permanent Employees						
Male	841	Nil		693	Nil	
Female	241			161		
Total	1,082			854		
Permanent Workers						
Male	858	580	68%	768	437	57%
Female	160	60	37%	103	76	74%
Total	1,018	640	63%	871	513	59%

## 8. Details of training given to employees and workers:

Category	Total (A)	2023-24				Total (A)	2022-23			
		On Health and safety measures		On Skill upgradation			On Health and safety measures		On Skill upgradation	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (B)	% (B/A)	No. (C)	% (C/A)
Employees										
Male	877	877	100%	877	100%	839	839	100%	839	100%
Female	248	248	100%	248	100%	192	192	100%	192	100%
Total	1,125	1,125	100%	1,125	100%	1,031	1,031	100%	1,031	100%
Workers										
Male	1,235	1,235	100%	1,235	100%	1,283	1,283	100%	1,283	100%
Female	381	381	100%	381	100%	230	230	100%	230	100%
Total	1,616	1,616	100%	1,616	100%	1,513	1,513	100%	1,513	100%

## 9. Details of performance and career development reviews of employees and worker:

Category	2023-24			2022-23		
	Total employees / workers in respective category (A)	No. of employees / workers in respective category, who had a career review (B)	% (B/A)	Total employees / workers in respective category (C)	No. of employees / workers in respective category, who had a career review (D)	% (D/C)
<b>Employees</b>						
Male	877	732	83%	839	252	30%
Female	248	194	78%	192	79	41%
Others	0	0	0	0	0	0
<b>Total</b>	<b>1,125</b>	<b>926</b>	<b>82%</b>	<b>1,031</b>	<b>331</b>	<b>32%</b>
<b>Workers</b>						
Male	1,235	1,010	82%	1,283	Not Available	
Female	381	279	73%	230		
Others	0	0	0	0		
<b>Total</b>	<b>1,616</b>	<b>1,289</b>	<b>80%</b>	<b>1,513</b>		





## 10. Health and safety management system:

<b>a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/No)</b>	Yes. The Company provides care and assistance under its program to address employee health and safety: EWAP (Employee Well-being Assistance Program).
<b>What is the coverage of such system?</b>	The Employee Well-being Assistance Program (EWAP) includes: <ul style="list-style-type: none"> <li>• Group Mediciam Insurance</li> <li>• Personal Accident Insurance</li> <li>• Term Life Insurance</li> <li>• Access to EWAP 24*7 Helpline number</li> <li>• Regular health and dental check-up camps</li> <li>• Enhanced cleaning and sanitation protocols</li> <li>• Displaying proper signage and providing safety information and holding host safety training for all employees</li> <li>• COVID-19 vaccine shots</li> </ul>
<b>b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?</b>	The Company implements measures to identify relevant areas of work to provide information on hazards, necessary safety equipment requirements, appropriate usage of equipment and procedures to ensure well-being of all and complies with all the statutory provisions on health and safety.  During the construction period, the Company ensures that there is a designated Safety Officer on site to facilitate safe work practices. Furthermore, when the Company hires vendors for construction, they also have their safety practices and procedures.
<b>c. Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks. (Yes/No)</b>	The Company conducts regular audits/inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations and endorse the culture of zero workplace incidents.
<b>d. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No)</b>	Yes. The Company organizes training sessions on mental health and well-being and health camps such as eye check-ups, dental checks etc. Additionally, the Company also educates and helps associates to avail government schemes and provisions.

## 11. Details of safety related incidents, in the following format:

Safety Incident/Number	Category	2023-24	2022-2023
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	Employees	3.79	5.51
	Workers	0.22	0.23
Total recordable work-related injuries	Employees	12	16
	Workers	1	1
No. of fatalities	Employees	0	0
	Workers	0	0
High consequence work-related injury or ill-health (excluding fatalities)	Employees	0	0
	Workers	0	0

### Note:

Total hours worked by all staff has been extrapolated annually for all employees and workers for both current and previous financial years by considering an average of 9 hours for working 6 days a week.

Recordable work-related injuries are workers joining the work beyond 48 hours.





**12. Describe the measures taken by the entity to ensure a safe and healthy workplace.**

The Company implements measures to identify relevant areas of work to provide information on hazards, necessary safety equipment requirements, appropriate usage of equipment and procedures to ensure well-being of all. To support this endeavor, the Company commits to comply with all the statutory provisions on health and safety and conducts regular audits/inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations and endorse the culture of zero workplace incidents.

The Company ensures that its suppliers provide their employees with a safe and healthy working environment to prevent accidents and injuries arising out of, linked with, or occurring in the course of work or resulting from supplier operations, with all suppliers doing the following:

- Providing occupational health and safety training to their employees
- Having a system in place for injury and illness reporting
- Worker exposure to physically demanding tasks, including manual material handling and heavy lifting, prolonged standing and highly repetitive or forceful assembly tasks being identified, evaluated and controlled
- Providing medical treatment and/or compensation as per applicable laws to injured/ill workers arising as a result of working for the Supplier
- Worker exposure to chemical, biological, and physical agents being identified, evaluated and controlled. When hazardous processes cannot be adequately controlled by engineering and administrative means, workers are provided with appropriate personal protective equipment and adequate safeguards are maintained
- Machine safeguarding and other protective measures to prevent injuries/illnesses to workers
- Workers are provided clean and safe facilities including clean toilet facilities, access to potable water and sanitary food preparation and storage facilities
- Worker dormitories provided by the suppliers are clean, safe, and provide emergency egress, adequate heat and ventilation and reasonable personal space

**13. Number of Complaints on the following made by employees and workers:**

Topic	2023-24			2022-2023		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Working Conditions	Nil	Nil	NA	Nil	Nil	NA
Health & Safety	Nil	Nil	NA	Nil	Nil	NA

**Note:**

NA is Not Applicable

The Company received no complaints from employees and workers during the current and previous financial years on Working Conditions and Health & Safety.

**14. Assessments for the year:**

Topic	Percentage of plants and offices that were assessed (by entity or statutory authorities or third parties)
Health and safety practices	100%
Working Conditions	100%

**15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions.**

The Company complies with all the statutory provisions on health and safety and conducts regular audits/inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations, endorsing the culture of zero workplace incidents.





## LEADERSHIP INDICATORS

- Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N).

a. **Employees (Yes/No):** Yes

b. **Workers (Yes/No):** Yes

The Company offers a Group Term Life (GTL) Insurance in which varies as per the grade of the employee at its hotels. It ranges from 2 lakhs to 10 lakhs. For Corporate, the Company offers the same in which a sum ₹ 10,00,000 or 1 CTC (whichever is higher) is assured, subject to a maximum of ₹ 3 crores in an event of death of an employee. The Company's Group Medclaim Policy takes care of any medical difficulties that may arise for employees and their families. This policy covers employees and 3 additional members of his / her family i.e. spouse, children, dependent parents, and dependent in-laws. After an employee joins, this policy becomes applicable from the 11th of the subsequent month.

- Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners

The Company has a dedicated Internal Compliance Team for auditing & managing contractor compliance against the statutory dues and labor compliance.

- Provide the number of employees / workers having suffered high consequence work related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:

Category	Total no. of affected employees/ workers		No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	2023-24	2022-23	2023-24	2022-23
Employees	Nil	Nil	Nil	Nil
Workers	Nil	Nil	Nil	Nil

- Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No).

Not Applicable. Currently, the Company does not provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment.

- Details on assessment of value chain partners

Topic	% of value chain partners (by value of business done with such partners) that were assessed
Health and safety practices	25%*
Working Conditions	25%*

### Note:

\*The contractors carrying out construction activities for projects are getting assessed on Health and Safety practices as part of ISO 45001.

The Company is developing an assessment criterion for the vendors to understand their Environment Social and Governance performance.

- Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.

The Company complies with all the statutory provisions on health and safety and conducts regular audits/inspections of all the existing projects under operation, new projects under construction along with the supplier/vendor premises to ensure there are no safety violations, endorsing the culture of zero workplace incidents.





**PRINCIPLE 4: Businesses should respect the interests of and be responsive to all its stakeholders****ESSENTIAL INDICATORS****1. Describe the processes for identifying key stakeholder groups of the entity:**

The Company's process of stakeholder engagement encompasses identification of key stakeholders, engaging with them across their preferred modes and channels and communicating the feedback thus obtained to the relevant people within the organization, including the senior leadership and the Board, to facilitate strategy and decision making accordingly. The stakeholder engagement process is stakeholder-led, with key focus on understanding their expectations from its brands and the Company's performance as an organization.

The Company identifies and prioritizes stakeholders considering factors such as inclusivity, dependence, influence and diverse perspectives, enabling all identified stakeholders to participate in and/or influence sustainability topics, including the Company's strategic response to them. The stakeholders are responsible for their own behaviour and practices, and their expectations significantly impact the Company's approach to sustainability and responses to their needs and concerns.

**2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group:**

The Company considers all identified stakeholders as persons or groups of persons, such as investors and promoters, customers, employees, communities, suppliers, hotel operators and regulators, who are directly or indirectly affected by the Company's business operations, as well as those who may have interests or abilities to influence the outcomes of a business operation.

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly / others - please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Investors and Promoters	No	Emails, SMS, Newspaper Advertisements, Meetings, Notices, Stock Exchanges and Company's Website, Press Releases, Annual Reports, Investor Presentations, Conferences and Correspondence surveys	Quarterly results, quarterly earnings conference calls and meetings, as and when required	<b>Engagement Significance:</b> <ul style="list-style-type: none"> <li>Building investor confidence</li> <li>Sustainable profitability</li> </ul> <b>Key Topics Discussed:</b> <ul style="list-style-type: none"> <li>Greater focus on governance</li> <li>Regulatory compliance, greater transparency and disclosures</li> <li>Healthy EBITDA margin among hotels</li> <li>Shareholder confidence</li> </ul>





Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly / others - please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Customers	No	Industry conference surveys and customer satisfaction assessment (through brand partners)	Ongoing	<b>Engagement Significance:</b> <ul style="list-style-type: none"> <li>Long-term customer relationship</li> <li>Understanding customer requirements</li> </ul> <b>Key Topics Discussed:</b> <ul style="list-style-type: none"> <li>Customer satisfaction</li> <li>Brand tenets with respective associated hotels managed by the Company</li> <li>Customer service, hotel facilities, room quality, food and beverage options, activities and events, sustainability efforts</li> </ul>
Hotel Operators	No	Business meetings, surveys and web portals	Ongoing	<b>Engagement Significance:</b> <ul style="list-style-type: none"> <li>Closely partner to support the goals of the Company and its operating partners</li> </ul> <b>Key Topics Discussed:</b> <ul style="list-style-type: none"> <li>Operational performance</li> <li>Guest experience</li> <li>Staff retention and development</li> <li>Sustainability initiatives</li> <li>Closely partner to support the goals of the Company and its operating partners</li> </ul>
Employees	No	Emails, Townhall, Meetings, Notices, Company's Website, Annual Reports, Personal / Group interactions, Skill Trainings, Surveys	Regular and ongoing	<b>Engagement Significance:</b> <ul style="list-style-type: none"> <li>Enhanced employee engagement</li> <li>Enhanced employee satisfaction</li> <li>Enhanced employee motivation</li> </ul> <b>Key Topics Discussed:</b> <ul style="list-style-type: none"> <li>Working conditions</li> <li>Training and development</li> <li>Career opportunities, performance feedback</li> <li>Sustainability initiatives</li> </ul>
Suppliers	No	Business meetings, emails, personal interactions and web-based sourcing platforms	Ongoing	<b>Engagement Significance:</b> <ul style="list-style-type: none"> <li>Long-term association, strengthened supplier relationship</li> </ul> <b>Key Topics Discussed:</b> <ul style="list-style-type: none"> <li>Quality of products and services</li> <li>Sustainability efforts</li> <li>Responsible procurement</li> <li>Supply chain transparency</li> </ul>





Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/No)	Channels of communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community Meetings, Notice Board, Website), Other	Frequency of engagement (Annually/ Half yearly/ Quarterly / others - please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Regulatory Authorities	No	Emails, Responses to Notices, Stock Exchange filings, Company's Website, Press Releases, Annual Reports, Industry representations, Correspondence meetings	As mandated by the regulatory authority	<b>Engagement Significance:</b> <ul style="list-style-type: none"> <li>Ethical business conduct going beyond regulatory requirements</li> </ul> <b>Key Topics Discussed:</b> <ul style="list-style-type: none"> <li>Compliance with laws and regulations, safety and security standards</li> <li>Sustainability initiatives</li> <li>Community engagement</li> </ul>
Communities	Yes	CSR activities, Employee volunteering, meetings, newsletters, surveys, public consultations and events	Ongoing	<b>Engagement Significance:</b> <ul style="list-style-type: none"> <li>Community development, awareness and upliftment</li> </ul> <b>Key Topics Discussed:</b> <ul style="list-style-type: none"> <li>Local community needs and concerns</li> <li>Environmental and social impact</li> <li>Community development</li> <li>Social responsibility initiatives</li> </ul>

### LEADERSHIP INDICATORS

1. Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.

The Company engages with its stakeholders through the following methods:

- Informing and educating all stakeholders through annual general meetings, conferences, personal/group interactions, web portals, newsletters, CSR activities, internal messages, social media and other publications.
- Gaining information from all stakeholders through various modes of communications, including feedback surveys and anonymous complaints.

2. Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.

Yes, as a part of the materiality assessment carried out for the identification of key material ESG topics for the business, Stakeholder interactions are carried out to understand their perspective on the Company's economic, social, and environmental performance. The detailed process is available on Page 26-27 of the Company's FY 2023-24 Integrated Annual Report.

3. Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.

The Company engages with non-governmental organizations (NGOs) to understand the concerns of vulnerable/ marginalized stakeholder groups and take appropriate actions through its CSR initiatives.

For example, the Company continued its association with Trust for Retailers and Retail Associates of India (TRRAIN) to create employability/skill development for persons with disabilities and women from underprivileged background, touching the lives of 100 such persons.

The Company was associated with The Job Plus and Tourism and Hospitality skill council to create employability/skill development for 30 no. of youth from underprivileged background.





## PRINCIPLE 5: Businesses should respect and promote human rights



### ESSENTIAL INDICATORS

- Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:

Category	2023-24			2022-23		
	Total (A)	No. of employees / workers covered (B)	% (B / A)	Total (C)	No. of employees / workers covered (D)	% (D / C)
<b>Employees</b>						
Permanent	1,082	1,082	100%	854	854	100%
Other than permanent	43	43	100%	177	177	100%
<b>Total Employees</b>	<b>1,125</b>	<b>1,125</b>	<b>100%</b>	<b>1,031</b>	<b>1,031</b>	<b>100%</b>
<b>Workers</b>						
Permanent	1,018	1,018	100%	871	871	100%
Other than permanent	598	598	100%	642	642	100%
<b>Total Workers</b>	<b>1,616</b>	<b>1,616</b>	<b>100%</b>	<b>1,513</b>	<b>1,513</b>	<b>100%</b>

**Note:**

Few of the Company's assets cover human rights aspects partially in the training programs

- Details of minimum wages paid to employees and workers, in the following format:

Category	2023-24					2022-23				
	Total (A)	Equal to Minimum Wage		More than Minimum Wage		Total (D)	Equal to Minimum Wage		More than Minimum Wage	
		No. (B)	% (B/A)	No. (C)	% (C/A)		No. (E)	% (E/D)	No. (F)	% (F/D)
Employees										
Permanent										
Male	841	Nil	Nil	841	100%	693	Nil	Nil	693	100%
Female	241	Nil	Nil	241	100%	161	Nil	Nil	161	100%
Other than Permanent										
Male	36	Nil	Nil	36	100%	146	Nil	Nil	146	100%
Female	7	Nil	Nil	7	100%	31	Nil	Nil	31	100%
Workers										
Permanent										
Male	858	Nil	Nil	858	100%	768	Nil	Nil	768	100%
Female	160	Nil	Nil	160	100%	103	Nil	Nil	103	100%
Other than Permanent										
Male	377	Nil	Nil	377	100%	515	Nil	Nil	515	100%
Female	221	Nil	Nil	221	100%	127	Nil	Nil	127	100%

**Note:**

NA - Not Available





### 3. Details of remuneration/salary/wages, in the following format:

#### a. Median remuneration / wages:

	Male		Female	
	Number	Median remuneration	Number	Median remuneration
Board of Directors (BoD)	6	11,75,000	1	9,25,000
Key Managerial Personnel	3	1,35,82,547	1	44,62,000
Employees other than BoD and KMP	877	4,49,400	248	3,96,000
Workers	1,235	2,41,813	381	1,59,862

#### Note:

The Company considers Mr. Sanjay Sethi - Managing Director (MD) and Chief Executive Officer (CEO) as a member of the Board of Directors.

The Company considers Mr. Shwetank Singh - Chief Growth & Strategy Officer, Mr. Milind Wadekar - Chief Financial Officer (CFO), Mr. Rajneesh Malhotra - Chief Operating Officer (COO) and Ms. Christabelle Baptista - Associate Vice President - Legal, Company Secretary & Compliance Officer as Key Management Personnel.

#### b. Gross wages paid to females as % of total wages paid by the entity, in the following format:

Category	2023-24	2022-23
Gross wages paid to females as % of total wages	19%	14%

### 4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

Yes. The Company has various committees and designated people to address different concerns based on the nature. The Internal Complaints Committee (ICC) is the dedicated committee responsible for addressing POSH. The Internal Complaints Committee (ICC) comprises of appropriate members as required under the 'The Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013 has been formed by the respective Hotels. The Committees at the Hotels submit reports in the format prescribed to the Company's Committee on a quarterly basis.

Additionally, the Company's Human Rights Policy enables any grievances related to violations of human rights to be reported at appropriate levels and encourages reporting of observed violations by maintaining confidentiality to the extent reasonably possible within the objectives of the policy.

### 5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

The Company has a dedicated Human Rights Policy that incorporates a grievance redressal mechanism with respect to human rights issues with all relevant stakeholders being consulted on an annual basis (or as needed) to seek feedback. To encourage reporting of observed violations of this policy, confidentiality to the extent reasonably possible within the objectives of this policy is maintained. The Company does not discharge, demote, suspend, threaten, harass or in any other manner discriminate against, such an officer or employee in the terms and conditions of his or her employment. Any person who participates in any such retaliation is subjected to disciplinary action, including termination.

Additionally, the Company's Policy on Prevention of Sexual Harassment (POSH Policy) addresses grievances related to POSH Act 2013 through an Internal Complaints Committee (ICC) to whom a concern is raised regarding any form a sexual harassment.

Novotel Pune Nagar Road addresses concerns regarding grievances like Fraud, Discrimination the same is notified on the Accor Whistleblowing Hotline namely Accor Integrity Platform, a third-party based portal which enables a team to whistle blow about any ethical or procedural wrongdoing at the organization, ensuring 100% protection with non-disclosure of the complainant's identity.





## 6. Number of Complaints on the following made by employees and workers:

	2023-24			2022-23		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Sexual Harassment	5	0	All complaints filed were resolved including the complaint pending from 2022-23. Necessary procedure was followed and appropriate action was taken.	7	1	The complaints were duly addressed and closed with necessary action being taken.
Discrimination at workplace	0	0	NA	0	0	NA
Child Labor	0	0	NA	0	0	NA
Forced Labor/ Involuntary Labor	0	0	NA	0	0	NA
Wages	0	0	NA	0	0	NA
Other human rights related issues	0	0	NA	0	0	NA

### Note:

NA - Not Applicable.

## 7. Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:

Category	2023-24	2022-23
Total Complaints reported under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	5	7
Complaints on POSH as a % of female employees / workers	0.8%	1.7%
Complaints on POSH upheld	5	1

## 8. Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.

The Company has a dedicated Policy on Prevention of Sexual Harassment (POSH Policy) with the following mechanism to prevent adverse consequences to the complainant in cases of discrimination and harassment:

- Employees who feel being sexually harassed directly or indirectly submit a complaint of the alleged incident to any member of the Internal Complaints Committee (ICC) in writing with his/her signature within 10 days of occurrence of incident
- The Committee holds a meeting with the Complainant within a week of the receipt of the complaint
- The person against whom complaint is made may be called for a deposition before the Committee and an opportunity would be given to him / her to give an explanation, whereafter, an "Enquiry" shall be conducted and concluded
- The Committee then immediately proceeds with the Enquiry and communicates the same to the Complainant and person against whom complaint is made
- The Committee completes the Enquiry within a period of 3 months from the date of commencement of Enquiry. Feedback is provided with regard to outcome of the Enquiry within 10 working days of completion of the Enquiry. The exact nature of any disciplinary action taken against any person remains confidential
- The exact nature of disciplinary action to be taken is decided by the Managing Director or in his absence by the Executive Director of the Company
- The Company maintains confidentiality in relation to such complaints and the resultant enquiry





**9. Do human rights requirements form part of your business agreements and contracts? (Yes/No)**

Yes. All relevant business agreements and contracts contain affirmation on compliance with the Company's Human Rights Policy and Supplier Code of Conduct.

**10. Assessments for the year:**

	<b>% of your plants and offices that were assessed (by entity or statutory authorities or third parties)</b>
Child Labor	100%
Forced/Involuntary Labor	100%
Sexual Harassment	100%
Discrimination at workplace	100%
Wages	100%
Others – please specify	NA

**Note:**

NA - Not Applicable.

**11. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 9 above.**

Not Applicable.

**LEADERSHIP INDICATORS****1. Details of a business process being modified / introduced as a result of addressing human rights grievances/complaints.**

Not Applicable. No business processes are being modified / introduced by the Company as a result of addressing human rights grievances/complaints.

**2. Details of the scope and coverage of any Human Rights Due Diligence conducted.**

The Company prioritizes human rights as a material topic and views Human Rights Due Diligence (HRDD) as a risk management strategy that assists in identifying, responding to, mitigating, and preventing adverse human rights impacts in its' operations and supplier chains that covers forced labor, child labor, wages and remuneration, freedom of association, union participation, right to collective bargaining, community well-being, data privacy and cybersecurity, protection against discrimination, sexual harassment, freedom of expression, indigenous peoples impacted, minorities, persons with disability, grievance redressal, worker health and safety, skill development and training, safe and healthy working conditions and work-life balance. During FY 2023-24, the Company conducted HRDD assessment at The Westin Mumbai, Powai Lake and The Westin Hyderabad Mindspace, in line with global frameworks such as OECD guidelines by a third party. No human right violations were identified during the assessment.

**3. Is the premise/office of the entity accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?**

Yes. The Company ensures that all hotel premises have the required facilities to accommodate differently abled visitors as per the requirements of the Rights of Persons with Disabilities Act, 2016

**4. Details on assessment of value chain partners:**

	<b>% of value chain partners (by value of business done with such partners) that were assessed</b>
Child Labor	25%*
Forced/involuntary Labor	25%*
Sexual Harassment	NIL
Discrimination at workplace	NIL





	% of value chain partners (by value of business done with such partners) that were assessed
Wages	25%*
Others - please specify	NA

**Note:**

NA - Not Applicable.

\*The contractors carrying out construction activities for projects are getting assessed on Health and Safety practices as part of ISO 45001.

In addition to above, self-declarations have been obtained from critical value chain partners accounting for 25% of the Company's total procurement.

**5. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.**

Not Applicable

**PRINCIPLE 6: Businesses should respect and make efforts to protect and restore the environment**



**ESSENTIAL INDICATORS**

**1. Details of total energy consumption (in Joules or multiples) and energy intensity, in the following format:**

Parameter	2023-24	2022-23
<b>From renewable sources</b>		
Total Electricity Consumption (A) (GJ)	1,09,509.89	1,24,523.62
Total Fuel Consumption (B) (GJ)	-	-
Energy Consumption through other sources (C) (GJ)	-	-
<b>Total Energy Consumption from renewable sources (A+B+C) (GJ)</b>	<b>1,09,509.89</b>	<b>1,24,523.62</b>
<b>From non-renewable sources</b>		
Total Electricity Consumption (D) (GJ)	71,072.52	35,358.64
Total Fuel Consumption (E) (GJ)	85,668.79	65,801.17
Energy Consumption through other sources (F) (GJ)	-	-
<b>Total Energy Consumption from non-renewable sources (D+E+F) (GJ)</b>	<b>1,56,741.31</b>	<b>1,01,159.82</b>
<b>Total Energy Consumption (A+B+C+D+E+F) (GJ)</b>	<b>2,66,251.20</b>	<b>2,25,683.43</b>
<b>Energy Intensity per rupee of turnover</b> (Total energy consumption / Revenue from operations in rupees) (GJ per million ₹)	18.79	21.95
<b>Energy Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)^</b> (Total energy consumption / Revenue from operations adjusted for PPP) (GJ per million ₹)	379.85	443.86
<b>Energy Intensity in terms of physical output*</b>	87.24	88.36
<b>Energy Intensity**</b> (optional) - the relevant metric may be selected by the entity	0.24	0.24

^Source: World Bank Group PPP Conversion factor

\*No. of Keys is considered as physical output

\*\*No. of Room Nights Available is considered as optional metric





**Note:**

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.

Not Applicable, as none of the Company's assets have been identified as a designated consumer (DC) under PAT cycles 7 & 8 of the Performance, Achieve and Trade (PAT) Scheme of the Government of India.

3. Provide details of the following disclosures related to water, in the following format:

Parameter	2023-24	2022-23
<b>Water withdrawal by source (in kiloliters)</b>		
(i) Surface water	Nil	Nil
(ii) Groundwater	1,40,165.00	1,32,551.91
(iii) Third party water	4,85,567.50	4,02,857.09
(iv) Seawater / desalinated water	Nil	Nil
(v) Others (Rainwater storage)	Nil	Nil
<b>Total volume of Water Withdrawal</b> (in kiloliters) (i + ii + iii + iv + v)	<b>6,25,732.50</b>	<b>5,35,409.00</b>
<b>Total volume of Water Consumption</b> (in kiloliters)	6,25,732.50	5,35,409.00
<b>Water Intensity per rupee of turnover</b> (Water consumed / Revenue from operations) (kl per million ₹)	44.15	52.08
<b>Water Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)^</b> (Total water consumption / Revenue from operations adjusted for PPP) (GJ per million ₹)	892.71	1,053.01
<b>Water Intensity in terms of physical output*</b>	205.02	209.64
<b>Water Intensity**</b> (optional) - the relevant metric may be selected by the entity	0.56	0.57

^Source: World Bank Group PPP Conversion factor

\* No. of Keys is considered as physical output

\*\*No. of Room Nights Available is considered as optional metric

**Note:**

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

4. Provide the following details related to water discharged:

The Company ensures zero water discharge with 100% of water recycling mechanism for all operational properties through Sewage Treatment Plants (STPs), Effluent Treatment Plants and Ultra Filtration Plants.

**Note:**

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.





## 5. Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.

Yes. The Company ensures zero water discharge with 100% of water recycling mechanism for all operational properties through Sewage Treatment Plants (STPs), Effluent Treatment Plants and Ultra Filtration Plants. Wastewater generated is effectively treated with appropriate processes and mechanism. The treated water is used for horticulture, flushing, housekeeping, and cooling tower needs.

## 6. Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:

Parameter	Please specify unit	2023-24	2022-23
NOx	tonnes	0.0463	Within permissible Limit
SOx	tonnes	0.0151	Within permissible Limit
Particulate matter (PM)	tonnes	0.0427	Within permissible Limit
Persistent organic pollutants (POP)	NA	Not Applicable	Not Applicable
Volatile organic compounds (VOC)	NA	Not Applicable	Not Applicable
Hazardous air pollutants (HAP)	NA	Not Applicable	Not Applicable
Others - CO	Kg	Within permissible Limit	Within permissible Limit

### Note:

As a part of regular monitoring process, the Company measures other air emissions periodically by authorized environmental agencies as mandated by State Pollution Control Board. As per the reports received during the reporting year, the emissions are within the permissible limits.

### Note:

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N)  
If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.

## 7. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity, in the following format:

Parameter	Unit	2023-24	2022-23
<b>Total Scope 1 Emissions</b> (Break-up of the GHG into CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, PFCs, SF <sub>6</sub> , NF <sub>3</sub> , if available)	tCO <sub>2</sub> e	5,374	4,169
<b>Total Scope 2 Emissions</b> (Break-up of the GHG into CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, PFCs, SF <sub>6</sub> , NF <sub>3</sub> , if available)	tCO <sub>2</sub> e	14,136	7,023
<b>Total Scope 1 and Scope 2 Emissions</b>	tCO <sub>2</sub> e	<b>19,509</b>	<b>11,191</b>
<b>Total Scope 1 and Scope 2 Emissions Intensity per rupee of turnover</b> (Total Scope 1 and Scope 2 GHG Emissions / Revenue from operations)	tCO <sub>2</sub> e / million ₹	1.38	1.09
<b>Total Scope 1 and Scope 2 Emissions Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)^</b> (Total Scope 1 and Scope 2 GHG Emissions / Revenue from operations adjusted for PPP)	tCO <sub>2</sub> e / million ₹	27.83	22.01
<b>Total Scope 1 and Scope 2 Emissions Intensity in terms of physical output*</b>		6.39	4.38
<b>Total Scope 1 and Scope 2 Emissions Intensity**</b> (optional) - the relevant metric may be selected by the entity		0.02	0.01

^Source: World Bank Group PPP Conversion factor

\* No. of Keys is considered as physical output

\*\*No. of Room Nights Available is considered as optional metric

### Note:

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N)  
If yes, name of the external agency.

Yes. External assurance has been carried out by TUV India Private Limited.





## 8. Does the entity have any project related to reducing Green House Gas emission? If Yes, then provide details

To reduce Green House Gas (GHG) emissions, the Company has the following initiatives to address its commitments with respect to the Climate Group Initiatives of RE100, EP100 and EV100:

- **RE100 (Renewable Energy):** As of FY 2023-24, the Company sourced 61% of its electricity from renewable sources to facilitate the commitment of moving to 100% renewable energy by FY 2030-31
- **EP100 (Energy Productivity):** The Company is strategically investing in technology and IoT-enabled solutions such as Digital check-ins, Mobile key, Building Management System, IOT system for HVAC to address reduction in energy consumption. As of FY 2023-24, the Company achieved 65% improvement in energy productivity to facilitate the commitment of doubling its energy productivity (revenue per unit of electricity consumed) by FY 2028-29 compared to the baseline of FY 2015-16.
- **EV100 (Electric Vehicles):** All Company properties are equipped with EV charging points accessible to both employees and visitors to facilitate the commitment of moving its entire fleet to EVs for guest transportation by FY 2024-25.

## 9. Provide details related to waste management by the entity, in the following format:

Parameter	2023-24	2022-23
<b>Total Waste generated (in metric tonnes)</b>		
Plastic waste (A)	74.66	39.68
E-waste (B)	6.76	4.11
Bio-medical waste (C)	NA	NA
Construction and demolition waste (D)#	2,965.86	22.00
Battery waste (E)	0.43	1.53
Radioactive waste (F)	-	-
Other Hazardous waste. Please specify, if any. (G)	21.87	8.33
Other Non-hazardous waste generated (H). Please specify, if any. (Break-up by composition i.e. by materials relevant to the sector)	1,421.17	1,069.64
<b>Total (A+B + C + D + E + F + G + H)</b>	<b>4,490.75</b>	<b>1,145.29</b>
<b>Waste Intensity per rupee of turnover</b> (Total waste generated / Revenue from operations) (MT per million ₹)	0.32	0.11
<b>Waste Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)^</b> (Total waste generated / Revenue from operations adjusted for PPP) (MT per million ₹)	6.41	2.25
<b>Waste Intensity in terms of physical output*</b>	1.47	0.45
<b>Waste Intensity**</b> (optional) – the relevant metric may be selected by the entity	0.0040	0.0012

#Includes Construction and demolition waste from projects under development

^Source: World Bank Group PPP Conversion factor

\*No. of Keys is considered as physical output

\*\*No. of Room Nights Available is considered as optional metric

### For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)

<b>Category of waste</b>		
(i) Recycled	385.14	222.75
(ii) Re-used	-	-
(iii) Other recovery operations (Composting)	1,139.75	900.55
<b>Total</b>	<b>1,524.89</b>	<b>1,123.29</b>





Parameter	2023-24	2022-23
<b>For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)</b>		
<b>Category of waste</b>		
(i) Incineration	-	-
(ii) Landfilling	2965.86	22.00
(iii) Other disposal operations	-	-
<b>Total</b>	<b>2965.86</b>	<b>22.00</b>

**Note:**

The Company is in the process of streamlining the efforts on segregation and treatment of construction & demolition waste

**Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.**

Yes. External assurance has been carried out by TUV India Private Limited.

- 10. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes.**

The Company has installed bottling plants to minimize single-use plastic consumption by replacing plastic water bottles to glass bottles, other initiatives includes minimizing Single-use Plastic consumption through use of wooden stirrers, paper straws, cloth laundry bags, and bathroom amenities with dispensers. The Company is also recycling 100% of its wet waste through Organic Waste Converter (OWC) and converts organic wet waste into manure which is being used for horticultural purposes. The Company also recycles its Biomedical waste, E-Waste & other Hazardous waste through authorized waste recyclers.

- 11. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required, please specify details in the following format:**

Not Applicable, as the Company does not have operations around ecologically sensitive areas.

- 12. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:**

Not Applicable, as no Environmental Impact Assessment was undertaken during the reporting period.

- 13. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:**

Yes. The Company is compliant with the applicable environmental law / regulations / guidelines in India. During FY 2023-24, the emissions / waste generated by the Company was within the limits prescribed by State Pollution Control Board (SPCB) and a certification to that effect is being obtained on a periodical basis as per guidelines of SPCB.

Sr.	Specify the law / regulation / guidelines which was not complied with	Provide details of non-compliance	Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts	Corrective action taken, if any
Not Applicable				

## LEADERSHIP INDICATORS

- 1. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):**

Not applicable as the Company does not have operations in water stressed areas.

For each facility / plant located in areas of water stress, provide the following information:

- (i) Name of the area: Not Applicable
- (ii) Nature of operations: Not Applicable
- (iii) Water withdrawal, consumption, and discharge in the following format:





**Note:**

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Not Applicable.

2. Please provide details of total Scope 3 emissions & its intensity, in the following format

Parameter	Unit	2023-24	2022-23
Total Scope 3 Emissions (Break-up of the GHG into CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFCs, PFCs, SF <sub>6</sub> , NF <sub>3</sub> , if available)	tCO <sub>2</sub> e	The Company is in the process of reporting relevant and significant Scope 3 GHG Emissions.	
Total Scope 3 Emissions Intensity per rupee of turnover (Total Scope 3 GHG Emissions / Revenue from operations)	tCO <sub>2</sub> e / million ₹		
Total Scope 3 Emissions Intensity (optional) - the relevant metric may be selected by the entity			

**Note:**

Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Not Applicable.

3. With respect to the ecologically sensitive areas reported at Question 10 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.

Not Applicable, as the Company does not have operations around ecologically sensitive areas.

4. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:

Sr.	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along-with summary)	Outcome of the initiative
1	Chiller Plant Optimization	The Company has replaced old chillers with new energy-efficient High COP chillers.	Improved energy efficiency
2	Chiller Plant Optimization	The Company has replaced old chilled water distribution pumps with new energy-efficient inline pumps with built-in demand control.	Improved energy efficiency
3	Pressure Independent Balancing Control Valves (PIBCV)	The Company has replaced FCU chilled water control valves with pressure-independent balancing control valves (PIBCV).	Improved energy efficiency
4	Boiler flue gas recovery systems	The Company has installed boiler flue gas recovery systems to harness energy from steam boiler exhaust flue gases.	Alternate source of energy
5	Chiller Plant Optimization	The Company has retrofitted water-cooled chiller with Variable Frequency Drive (VFD) for improved energy control during low-load conditions.	Improved energy efficiency
6	Non-chemical water treatment	The Company has introduced non-chemical treatment of cooling tower water at select hotels to eliminate chemical usage and safeguard the environment.	Chemical-free water treatment
7	Dewatering Shredders	The Company has installed dewatering shredders to pretreat wet waste before recycling through Organic Waste Converters at all properties. This has enhanced the quality of manure produced.	Manure that is used for horticultural purposes





## 5. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link.

Various measures towards risk mitigation have been implemented by the Company to ensure business continuity and stability in operations. The Company's Risk Management Committee has formulated a detailed Risk Management Policy which includes a risk management plan for identification of internal and external risks, measures for risk mitigation including systems and processes for internal control of identified risks and a Business Continuity Plan to address uncertainty in financial markets, market conditions, threats from project failures (at any phase in design, development and operations), legal liabilities, credit risks, accidents, natural causes and disasters as well deliberate attacks from an adversary or events of uncertain or unpredictable root cause.

## 6. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard?

No, there are no significant adverse impacts to the environment, arising from the Company's value chain. The Company's Supplier Code of Conduct requires all value chain partners to comply with all applicable laws, codes or regulations relating to environmental, occupational health and safety, and labor practices of the countries, states, and localities in which they operate.

## 7. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impact

Not Applicable

## PRINCIPLE 7: Businesses when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent



### ESSENTIAL INDICATORS

#### 1. a) Number of affiliations with trade and industry chambers/ associations.

The Company has 6 affiliations with trade and industry chambers/ associations.

#### b) List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.

Sr.	Name of the trade and industry chambers/ associations	Reach of trade and industry chambers / associations (State/National)
1.	Confederation of Indian Industry (CII)	National
2.	Hotel Association of India (HAI)	National
3.	Hotel and Restaurant Association (Western India) (HRAWI)	State
4.	Federation of Indian Chambers of Commerce and Industry (FICCI)	National
5.	The Economic Times India Leadership Council	National
6.	The Federation of Hotels & Restaurant Associations of India (FHRAI)	National

#### 2. Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities

Name of Authority	Brief of the case	Corrective action taken
Not Applicable		

During FY 2023-24, there were no instances of non-compliance reported and the Company received no notices for anti-competitive, antitrust, conflict of interest, or monopolistic practices from regulatory authorities. Hence, no corrective action was required to be taken.





The Company is committed to free enterprise and fair competition, respecting social responsibilities and ensures that business must be conducted solely based on merit and open competition. The Company hires suppliers, agents or other intermediaries only by fair assessment and is legally bound to make business decisions in the best interest of the Company without engaging in anti-competitive activities such as developing understandings or agreements with a competitor which may have a negative impact on a competitive market.

**PRINCIPLE 8: Businesses should promote inclusive growth and equitable development.**



**ESSENTIAL INDICATORS**

- Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.

Name and brief details of project	SIA notification no.	Date of notification	Whether conducted by independent external agency (Yes / No)	Resulted communicated in public domain	Relevant Web Link
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Not Applicable for the Financial Year under In Pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) rules, 2014.

- Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity:

Sr.	Name of project for which R&R is ongoing	State	District	No of Project Affected Families	% of PAF covered by RAR	Amount Paid to PAFs in the FY (in ₹)
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Not Applicable

- Describe the mechanisms to receive and redress grievances of the community

The Company has a dedicated email ID (whistleblower@chalet-hotels.com) for receiving grievances from all the stakeholders including the community. The Company also has a dedicated webpage which contains the contact information.

- Percentage of input material (inputs to total inputs by value) sourced from local or small-scale suppliers:

	2023-24	2022-23
Directly sourced from MSMEs/ Small producers	61%	Not Available
Directly from within India	94.7%	96%

- Job creation in smaller towns – Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent / on contract basis) in the following locations, as % of total wage cost

Location	2023-24	2022-23
Rural	Not Applicable	Not Applicable
Semi-urban	22%	11%
Urban	Not Applicable	Not Applicable
Metropolitan	78%	89%

(Place to be categorized as per RBI Classification System - rural / semi-urban / urban / metropolitan)

**Note:**

As per RBI location classification, the Company's operations fall under metropolitan and semi urban, however most of the employees working in the Company's properties are from rural background.




**LEADERSHIP INDICATORS**

1. Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Not Applicable for the Financial Year under In Pursuance of sub-rule (3) of rule 8 of The Companies (Corporate Social Responsibility Policy) rules, 2014.

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:

Sr.	State	Aspirational District	Amount Spent (in ₹)
The Company has not undertaken any CSR projects in designated aspirational districts as identified by government bodies			

3. (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)

No. However, the Company has Supplier Code of Conduct and sustainable sourcing practices that enables preferential procurement from the suppliers from marginalized / vulnerable groups.

- (b) From which marginalized /vulnerable groups do you procure?

Nil

- (c) What percentage of total procurement (by value) does it constitute?

Unit of reporting (i.e by Quantity or by Value - please specify)	Total No. of Inputs sourced from all suppliers	No. of Inputs sourced from marginalized / vulnerable groups	Percentage of Inputs sourced from marginalized / vulnerable groups
Value	2,718	0	0

4. Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge

Not Applicable

5. Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.

Not Applicable, as there were no disputes related to usage of traditional knowledge.

6. Details of beneficiaries of CSR Projects.

Sr.	CSR Project	No. of persons benefited from CSR Projects	% of beneficiaries from vulnerable and marginalized group
1	Pankh - Vocational Skill Development / Digital Educational of Persons with Disabilities (PwDs) across Mumbai, Pune and Hyderabad	75	100%
2	Skill Development and Training of youth including one dedicated batch of women on Food & Beverage (F&B) and Housekeeping across Hyderabad and Ratnagiri, Maharashtra	55	100%
3	Community Development through donation utilized for upgradation of school infrastructure at NV Chinmaya Vidyalaya, Shegaon, Maharashtra	200+	100%
4	Community Development through infrastructural support provided towards improvement of Lonavala Primary Healthcare Centre, Lonavala	100+	100%
5	Donation support towards activities of Neurology Foundation, Mumbai	Not Available	

**Note:**

The beneficiaries are from underprivileged/ marginalized background





**PRINCIPLE 9: Businesses should engage with and provide value to their consumers in responsible manner****ESSENTIAL INDICATORS****1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback.**

Customer satisfaction is of high importance for the Company. At all of its hotel properties, customers can raise complaint through online & offline platform. The Company ensures that the complaints of its customers are redressed in timely manner. Additionally, the Company also has an online mechanism to receive feedback from its customers.

**2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information.**

Type	As a percentage to total turnover
Environment and Social parameters relevant to product	Not Applicable
Safe and responsible usage	
Recycling and/or safe disposal	

**3. Number of consumer complaints**

	2023-24			2022-23		
	Received during the year	Pending resolution at the end of year	Remarks	Received during the year	Pending resolution at the end of year	Remarks
Data privacy	0	0	NA	0	0	NA
Advertising	0	0	NA	0	0	NA
Cyber-security	0	0	NA	0	0	NA
Delivery of essential services	0	0	NA	0	0	NA
Restrictive Trade Practices	0	0	NA	0	0	NA
Unfair Trade Practices	0	0	NA	0	0	NA
Others	0	0	There was 1 complaint which was closed during the FY 2023-24.	0	1	NA

No consumer complaints were received during current and previous financial years regarding data privacy, advertising, cyber security, delivery of essential services, restrictive trade practices and unfair trade practices.

**4. Details of instances of product recalls on account of safety issues**

	Number	Reason for recall
Voluntary recalls	Not Applicable as the Company operates in the service industry.	
Forced recalls		

**5. Does the entity have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.**

Yes. The Company is ISO 27001:2013 certified and has a robust structure for monitoring and implementation of the Information Security Management Systems (ISMS) framework. The Company has in place a Cyber Security and Data Privacy policy which is available internally that extends to all employees and other stakeholders, including suppliers and vendors. Privacy concerns are seamlessly and comprehensively integrated into the Risk Management Policy, reflecting the Company's commitment to safeguard sensitive and confidential information. The Chief Information Officer (CIO) holds the primary responsibility for implementing systems and procedures related to IT Security and Cybersecurity.





This role also encompasses ensuring the effectiveness and efficiency of IT Security and Cybersecurity processes and infrastructure.

Additionally, the Company's following policies to address cyber security and risks related to data privacy:

- ESG Policy
- Employee's Code of Conduct

6. **Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services.**

Sr.	Topic	Corrective Actions
1.	Advertising	NA
2.	Delivery of essential services	NA
3.	Cybersecurity & Data Privacy	NA
4.	Product Recalls	NA
5.	Product safety/Services	NA

**Note:**

NA - Not Applicable

During the reporting period, no issues were raised related to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services hence no corrective action was required to be taken.

7. **Provide the following information relating to data breaches:**

**a. Number of instances of data breaches**

Not Applicable. There were no data breaches for FY 2023-24.

**b. Percentage of data breaches involving personally identifiable information of customers**

Not Applicable. There were no data breaches for FY 2023-24.

**c. Impact, if any, of the data breaches**

Not Applicable. There were no data breaches for FY 2023-24.

**Note:**

### LEADERSHIP INDICATORS

1. **Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available).**

All information on the services provided by the Company can be accessed on the Company's website.

2. **Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.**

The Company communicates its sustainability efforts on energy and water conservation & waste reduction initiatives to its customers (guests) through digital and offline signages, information cards. For example, communication to increase awareness about minimizing single-use plastic usage, guests are provided with an option to opt in/out of daily linen change during their stay, low flow fixtures and dual plumbing fixtures etc.

3. **Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services.**

The Company has standard operating procedures, emergency helplines etc. in place, in case of disruption or discontinuation of its services to the guests.

4. **Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable)? If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)**

Not Applicable. The Company has an online mechanism to collect feedback on the services rendered to its guests at all of the hotel premises.





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# **STANDALONE FINANCIAL STATEMENTS**



# INDEPENDENT AUDITOR'S REPORT

## To the Members of Chalet Hotels Limited Report on the Audit of the Standalone Financial Statements

### Opinion

We have audited the standalone financial statements of Chalet Hotels Limited (the "Company") which comprise the standalone balance sheet as at 31 March 2024, and the standalone statement of profit and loss (including other comprehensive income), standalone statement of changes in equity and standalone statement of cash flows for the year then ended, and notes to the standalone financial statements, including material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2024, and its profit and other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone 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 together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and

appropriate to provide a basis for our opinion on the standalone financial statements.

### Emphasis of Matter

- a. We draw attention to Note 43(c) to the standalone financial statements regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigation. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would inter alia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the abovementioned order in the Honourable Supreme Court of India. The Hon'ble Supreme Court of India on 21 January 2015 has passed Status Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not except any potential material loss to be borne by the Company. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in the standalone financial statements as at 31 March 2024 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 47.34 million (31 March 2023: 48.54 million) and the hotel assets thereon (reflected as property, plant and equipment) aggregating to Rs 366.17 million as at 31 March 2024 (31 March 2023: Rs 348.46 million). Our opinion is not modified in respect of this matter.

### Key Audit Matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### Revenue Recognition

See Note 1.3 B to standalone financial statements

The key audit matter	How the matter was addressed in our audit
The Company is principally engaged as a hotel owner and property owner. Its revenue comprises hotel revenue (including hotel room revenue, food and beverage revenue and other hotel-related revenue) and rental income from investment properties.	<p>Our audit procedures included:</p> <ul style="list-style-type: none"> <li>Tested the Company's revenue recognition accounting policies and its compliance with Ind AS 115;</li> </ul>




**INDEPENDENT AUDITOR'S REPORT (CONTD.)**

The key audit matter	How the matter was addressed in our audit
<p>The accounting policies for the different revenue streams are set out in Note 1.2 B to the Standalone financial statements. Revenue is a key performance indicator of the Company and there is risk of overstatement of revenue due to fraud resulting from pressure to achieve targets and earnings expectations. Based on the above we have identified revenue recognition as a Key Audit Matter.</p>	<ul style="list-style-type: none"> <li>• Tested design, implementation and operating effectiveness of the controls, assisted by IT specialists, of the revenue recognition process;</li> <li>• Tested the general information technology controls and key application controls surrounding revenue recognition;</li> <li>• Tested on a sample basis revenue recognized in the correct financial period by tracing it to invoices, receipts, etc;</li> <li>• Tested the adequacy of disclosures relating to the Revenue recognition in the financial statements;</li> <li>• Tested the details of unbilled revenue and its compliance with Ind AS 115;</li> <li>• Tested on a sample basis invoices recorded during the year for identification of point in time for transfer of control to the customer; and</li> <li>• Performed substantive analytical procedures including year on year variance analysis and cash to sales reconciliation for the financial year.</li> </ul>

**Other Information**

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the financial statements and auditor's report(s) thereon.

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the 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 that fact. We have nothing to report in this regard.

**Management's and Board of Directors' Responsibilities for the Standalone Financial Statements**

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, profit/ loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate

accounting records in accordance with the provisions of the Act for safeguarding of 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, the Management and Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

Our objectives are to obtain reasonable assurance about whether the standalone 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





## INDEPENDENT AUDITOR'S REPORT (CONTD.)

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 standalone 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 standalone 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 control 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 with reference to financial statements 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 the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of standalone financial statements 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### 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 of India in terms of Section 143(11) of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. A. As required by Section 143(3) of the Act, 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, except that the back-up of certain units which form part of the 'books of account and other



**INDEPENDENT AUDITOR'S REPORT (CONTD.)**

- relevant books and papers in electronic mode has not been maintained on servers physically located in India (refer note 64) and for the matters stated in the paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- c. The standalone balance sheet, the standalone statement of profit and loss (including other comprehensive income), the standalone statement of changes in equity and the standalone statement of cash flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as on 31 March 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2024 from being appointed as a director in terms of Section 164(2) of the Act.
- f. the modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph b above on reporting under Section 143(3)(b) and paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- g. 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, refer to our separate Report in **"Annexure B"**.
- B. 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, in our opinion and to the best of our information and according to the explanations given to us:
- a. The Company has disclosed the impact of pending litigations as at 31 March 2024 on its financial position in its standalone financial statements - Refer Note 10 and 43 to the standalone financial statements.
- b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
- d. (i) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the Note 62(i) to the standalone financial statements, no funds 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(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall 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.
- (ii) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the Note 62(ii) to the standalone financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (iii) Based on the audit procedures performed that have been considered reasonable and appropriate in the





## INDEPENDENT AUDITOR'S REPORT (CONTD.)

circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.

- e. The final dividend paid by the Company during the year, in respect of the same declared for the previous year, is in accordance with Section 123 of the Act to the extent it applies to payment of dividend.

As stated in Note 20(e) to the standalone financial statements, the Board of Directors of the Company has proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.

- f. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account, which has a feature of recording audit trail (edit log) facility except for the instances mentioned below. For accounting software for which audit trail feature is enabled, the audit trail facility has been operating throughout the year for all relevant transactions recorded in the respective softwares:

- (i) The feature of audit trail was not enabled in the application layer of the accounting software used for maintaining the books of account relating to general ledger and other related records, for certain elements/ fields relating to areas such as revenue, inventory, accounts payables, accounts receivables, general ledger and certain related master tables.
- (ii) The feature of audit trail was not enabled at the database level for accounting softwares (database SQL) used for maintaining the books

of account to log any direct data changes.

- (iii) Based on the examination of an independent auditor's report in relation to controls at service organization for accounting software used for maintenance of revenue, inventory, general ledger, accounts payable which are operated by a third-party software service provider, we are unable to comment whether audit trail feature for the said software was enabled and operated throughout the year for all relevant transactions recorded in the respective software or whether there were any instances of the audit trail feature being tampered with.

For the periods where audit trail (edit log) facility was enabled and operated for the respective accounting software, we did not come across any instance of audit trail feature being tampered with during the course of our audit.

- C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

**Suhas Pai**

Partner

Place: Mumbai

Membership No.: 119057

Date: 13 May 2024

ICAI UDIN:24119057BKFIBK9885





## ANNEXURE A

TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024

### (REFERRED TO IN PARAGRAPH 1 UNDER 'REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS' SECTION OF OUR REPORT OF EVEN DATE)

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (i) (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 a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment, right of use assets and investment properties are verified in a phased manner over a period of three years. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. The discrepancies noticed on verification were not material and have been properly dealt with in books of account.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee) disclosed in the standalone financial statements are held in the name of the Company, except for the following which are not held in the name of the Company:

Description of property	Gross carrying value	Held in the name of	Whether promoter, director or their relative or employee	Period held- indicate range, where appropriate	Reason for not being held in the name of the Company. Also indicate if in dispute
Freehold Land	900.00	Belaire Hotels Private Limited	NA	2007-08	Properties are in the name of Belaire Hotels Private Limited which got merger into Chalet Hotels Limited. Refer note 50 of Standalone Financial Statement.
Building	1939.87	Belaire Hotels Private Limited	NA	2013-14	Properties are in the name of Belaire Hotels Private Limited which got merger into Chalet Hotels Limited. Refer note 50 of Standalone Financial Statement.

- (d) 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 revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable, and procedures and coverage as followed by management were appropriate. The Company does not have any goods-in transit or stock lying with third parties at the year-end. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory.
- (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) 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 provided security to limited liability partnership. The Company has not provided





## ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (CONTD.)

guarantee, security or granted advances in the nature of loans, secured or unsecured to companies, firms or any other parties during the year. The Company has made investments, provided loans to Companies and limited liability partnership, in respect of which the requisite information is as below. The Company has not made any investments, provided guarantees or loans to firms or any other parties.

- (a) Based on the audit procedures carried on by us and as per the information and explanations given to us the Company has the Company has provided security to limited liability partnership but has not provided guarantee, security or granted advances in the nature of loans, secured or unsecured to companies, firms or any other parties during the year. The Company has provided loans to the Companies and limited liability partnership. The Company has not provided guarantees or loans to firms or any other parties. Details are as below:

Amount Rs. in million				
Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount during the year Subsidiaries* Joint ventures* Associates* Others		2,000	1,612.53	
Balance outstanding as at balance sheet date Subsidiaries* Joint ventures* Associates* Others*		2000	1,596.96	

\*As per the Companies Act, 2013

- (b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made, security provided and the terms and conditions of the grant of unsecured loans provided during the year are, prima facie, not prejudicial to the interest of the Company. The Company has not provided any guarantee or granted any advances in the nature of loans during the year.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in the case of loans given, in our opinion the repayment of principal and payment of interest has not been stipulated and the repayments or receipts are repayable on demand. As informed to us, the Company has not demanded repayment of the loan and interest during the year. Thus, there has been no default on the part of the party to whom the money has been lent.

Amount Rs. in million		
Name of the entity	Amount	Remarks
Chalet Hotels & Properties (Kerala) Private Limited	60.00	There is not stipulation of schedule of repayment of principal or payment of interest
Chalet Airport Hotel Private Limited	605.21	There is not stipulation of schedule of repayment of principal or payment of interest
Ayushi and Poonam Estates, LLP	931.75	There is not stipulation of schedule of repayment of principal or payment of interest

Further, the Company has not given any advance in the nature of loan to any party during the year.

- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no overdue amount for more than ninety days in respect of loans given. Further, the Company has not given any advances in the nature of loans to any party during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there is no loan or advance in the nature of loan granted falling due during the year, which has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to same parties.




**ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (CONTD.)**

- (f) According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment except for the following loans to its related parties as defined in Clause (76) of Section 2 of the Companies Act, 2013 ("the Act"):

Amount Rs. in million			
	<b>All Parties</b>	<b>Promoters</b>	<b>Related Parties</b>
Aggregate of loans/advances in nature of loan	1,596.96		1,596.96
- Repayable on demand (A)			
- Agreement does not specify any terms or period of Repayment (B)			
<b>Total (A+B)</b>	<b>1,596.96</b>		<b>1,596.96</b>
Percentage of loans/advances in nature of loan to the total loans	100%		100%

- (iv) 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 complied with the provision of Section 185 of the Act. According to the information and explanation given to us, the provisions of Section 186 of the Act in respect of the loans given, guarantees given and security provided are not applicable to the Company, since it is covered as a Company engaged in infrastructural facilities, "infrastructural facilities" means the facilities specified in Schedule VI of the Act. Accordingly, compliance under Section 186 of the Companies Act, 2013 ("the Act") in respect of loans given, providing guarantees and securities are not applicable to the Company. In respect of the investments made by the Company, in our opinion the provisions of Section 186 of the Act have been complied with.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules prescribed by the Central Government for maintenance of cost records under Section 148(1) of the Act in respect of services provided by it and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not carried out a detailed examination of the records with a view to determine whether these are accurate or complete.
- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Professional Tax, Duty of Customs or Cess or other statutory dues have generally been regularly deposited with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues were in arrears as at 31 March 2024 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues which have not been deposited on account of any dispute are as follows:

<b>Name of the statute</b>	<b>Nature of the dues</b>	<b>Amount (Rs.)</b>	<b>Period to which the amount relates</b>	<b>Forum where dispute is pending</b>	<b>Remarks , if any</b>
Finance Act, 1994	Denial of CENVAT credit of service tax paid on Marriott fees paid	66.83	2004-05 to 2010-11	CESTAT, Mumbai	
Finance Act, 1994	Demand for service tax on Telephone services and Laundry wet cleaning service as accommodation services	4.95	FY 2011 to 2012	Commissioner (appeals), Hyderabad	





ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (CONTD.)

Name of the statute	Nature of the dues	Amount (Rs.)	Period to which the amount relates	Forum where dispute is pending	Remarks, if any
Finance Act, 1994	Non-Payment Of Interest for delay in filling of return and offset of liability	0.31	FY 2018-19 and 2019-20	Office of the Dy. Commissioner Of state tax	
CGST Act, 2017	GST Audit - FY 2017-18 ( Order under section 73 of CGST/MGST Act 2017 dated 27 December 2023. The Company is in process of filing an appeal before Commissioner Appeal.) - MAH Units	19.00	2017-18	Appeal filed before Commissioner Appeal VI	0.78 deposited on account of dispute
CGST Act, 2017	GST Audit - FY 2017-18 (Order under section 73 with respect to wrong availment Transition Credit under section 140(3) of CGST Act 2017.) - TEL units	3.63	Transition Credit	Appeal filed before Commissioner Appeal I	0.33 deposited on account of dispute
CGST Act, 2017	GST Audit - FY 2018-19 - TEL units	3.84	2018-19	In process of filing appeal	
TVAT Act, 2002	VAT demand on Sale of cocktail	1.59	FY 2010- 11 to 2012-13	Deputy Commissioner, Hyderabad	0.40 deposited on account of dispute
TVAT Act, 2002	VAT demand on sale of cocktail and others	1.76	FY 2013- 14 to FY 15- 16	Deputy Commissioner, Hyderabad	1.41 deposited on account of dispute
TVAT Act, 2002	Disallowed claimed exemptions in returns.	0.38	FY 2016- 17 and 2017-18	Deputy Commissioner, Hyderabad	
MVAT Act, 2002	Joint Commissioner has included Service Tax in the Gross Turnover and charged VAT on the same demand is not included in the Demand Notice as the same is covered under section 23 (8) of MVAT Act	9.35	2012-13	Joint Commissioner Appeals LTU-2	
Income Tax Act, 1961	Disallowance of Sahar retail and commercial interest	169.43	FY 2018- 19	Commissioner of Income tax (Appeals)	
Income Tax Act, 1961	Deemed rental income on house property	6.02	FY 2013-14 FY 2015- 16 FY 2016- 17	Assessing Officer	
Income Tax Act, 1961	'Short TDS credit and 244A interest not granted by AO	6.08	FY 2021- 22	Assessing Officer	
Foreign Trade Policy (Duty of Customs)	Recovery of SFIS benefits granted to foreign brands	5.74	FY 2017	Karnataka High Court	




**ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (CONTD.)**

(viii) 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 surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) 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 defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.

(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 declared a wilful defaulter by any bank or financial institution or government or government authority.

(c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has taken funds from following entities and persons on account of or to meet the obligations of its subsidiary (as defined under the Act) as per details below:

<b>Nature of fund taken</b>	<b>Name of lender</b>	<b>Amount involved (In Million)</b>	<b>Name of the relevant subsidiary</b>	<b>Relationship</b>	<b>Nature of transaction for which funds utilised</b>	<b>Remarks, if any</b>
Term Loan	Axis Bank Limited	315	Chalet Airport Hotel Private Limited	Wholly Owned Subsidiary	Towards contractual payment	of Security Deposit
Term Loan	Axis Bank Limited	900	Ayushi and Poonam Estate LLP	Subsidiary	Towards refinancing of subsidiary loan	

(f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Act).

(x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.

(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 made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

(xi) (a) Based on examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the course of the audit.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) We have taken into consideration the whistle blower complaints received by the Company

during the year while determining the nature, timing and extent of our audit procedures.

(xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.

(xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.





## ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (CONTD.)

- (xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has not incurred cash losses in the current and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, 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 that the Company is not capable of meeting its liabilities existing at the date of 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 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 requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.: 101248W/W-100022

**Suhas Pai**

Partner

Place: Mumbai

Membership No.: 119057

Date: 13 May 2024

ICAI UDIN: 24119057BKFIBK9885





## ANNEXURE B

TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024

### **REPORT ON THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE AFORESAID STANDALONE FINANCIAL STATEMENTS UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE ACT**

**(Referred to in paragraph 2(A)(g) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

We have audited the internal financial controls with reference to financial statements of Chalet Hotels Limited ("the Company") as of 31 March 2024 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

#### **Management's and Board of Directors' Responsibilities for Internal Financial Controls**

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

#### **Meaning of Internal Financial Controls with Reference to Financial Statements**

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### **Inherent Limitations of Internal Financial Controls with Reference to Financial Statements**

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error





## ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF CHALET HOTELS LIMITED FOR THE YEAR ENDED 31 MARCH 2024 (CONTD.)

or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### OPINION

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls

were operating effectively as at 31 March 2024, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

**Suhas Pai**

Partner

Place: Mumbai

Membership No.: 119057

Date: 13 May 2024

ICAI UDIN:24119057BKFIBK9885





## STANDALONE BALANCE SHEET

AS AT MARCH 31, 2024

₹ in million

	Note	As at March 31, 2024	As at March 31, 2023
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	2	20,581.42	19,963.05
Right of Use assets	42	459.63	524.67
Capital work-in-progress	3	142.38	922.81
Investment property	4	18,446.69	16,473.85
Goodwill	5	226.11	226.11
Other intangible assets	6	23.01	8.25
Financial assets			
(i) Investments in subsidiaries	7	2,017.29	1,592.07
(i) Other investments	8	88.99	63.47
(ii) Others	9	707.93	533.76
Deferred tax assets (net)	38	1,550.80	1,448.48
Non-current tax assets (net)		606.20	152.89
Other non-current assets	10	698.47	408.56
<b>Total non-current assets</b>		<b>45,548.92</b>	<b>42,317.97</b>
<b>Current assets</b>			
Inventories	11	5,413.47	4,127.17
Financial assets			
(i) Investments	12	8.29	-
(ii) Trade receivables	13	534.91	582.94
(iii) Cash and cash equivalents	14 a	600.05	363.43
(iv) Bank balances other than (iii) above	14 b	189.93	455.29
(v) Loans	15	1,596.96	354.56
(vi) Others	16	199.71	129.87
Other current assets	17	1,347.51	972.99
<b>Total current assets</b>		<b>9,890.83</b>	<b>6,986.25</b>
<b>TOTAL ASSETS</b>		<b>55,439.75</b>	<b>49,304.22</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	18	2,054.74	2,050.25
Other equity	19	16,535.68	13,445.81
<b>Total equity</b>		<b>18,590.42</b>	<b>15,496.06</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
(i) Borrowings	20	16,586.72	22,077.13
(ia) Lease liabilities	42	498.16	548.56
(ii) Others	21	456.66	252.74
Provisions	22	115.44	82.85
Other non-current liabilities	23	235.03	154.78
<b>Total non-current liabilities</b>		<b>17,892.01</b>	<b>23,116.06</b>
<b>Current liabilities</b>			
Financial liabilities			
(i) Borrowings	24	10,823.35	5,823.63
(ia) Lease liabilities	42	50.40	42.91
(ii) Trade payables	25		
(a) Total outstanding dues of micro enterprises and small enterprises and		419.35	138.70
(b) Total outstanding dues to creditors other than micro enterprises and small enterprises		1,581.74	1,344.56
(iii) Other financial liabilities	26	1,182.54	1,030.03
Other current liabilities	27	4,822.54	2,203.83
Provisions	28	77.40	108.44
<b>Total current liabilities</b>		<b>18,957.32</b>	<b>10,692.10</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>55,439.75</b>	<b>49,304.22</b>

Material Accounting Policies

1

Notes to the Standalone Financial Statements

2 - 64

The notes referred to above form an integral part of the Standalone financial statements.

As per our audit report of even date attached

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

**Suhas Pai**

Partner

Membership No. 119057

**Sanjay Sethi**

Managing Director &amp; CEO

(DIN. 00641243)

**Milind Wadekar**

Chief Financial officer

(Membership No: 116372)

**Joseph Conrad Dsouza**

Director

(DIN. 00010576)

**Christabelle Baptista**

Company Secretary

(Membership No: A17817)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

Mumbai  
May 13, 2024Mumbai  
May 13, 2024



# STANDALONE STATEMENT OF PROFIT AND LOSS

FOR THE YEAR ENDED MARCH 31, 2024

₹ in million

	Note	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Income</b>			
<b>Revenue from operations</b>			
Revenue from operations	29	13,915.56	11,284.67
Other income	30	271.07	509.14
<b>Total income (A)</b>		<b>14,186.63</b>	<b>11,793.81</b>
<b>Expenses</b>			
Real estate development cost	31	85.06	85.06
Changes in inventories of finished good and construction work in progress	31	-	-
Food and beverages consumed	32	1,032.35	999.19
Operating supplies consumed	33	386.06	392.66
Employee benefits expense	34	1,900.11	1,510.96
Other expenses	36	4,807.45	3,745.26
<b>Total expenses (B)</b>		<b>8,211.03</b>	<b>6,733.13</b>
<b>Adjusted Earnings before interest, depreciation, amortization and tax (EBITDA) before exceptional items (C) (A-B)</b>		<b>5,975.60</b>	<b>5,060.68</b>
Depreciation and amortization expenses	2,4,6,42	1,358.12	1,173.09
Finance costs	35	1,932.67	1,538.14
<b>Profit before exceptional items and tax (D)</b>		<b>2,684.81</b>	<b>2,349.45</b>
<b>Exceptional items (E)</b>	37	-	423.08
<b>Profit before income tax (F) (D+E)</b>		<b>2,684.81</b>	<b>2,772.53</b>
<b>Tax expense (G)</b>	38	(98.01)	894.88
Current tax (includes tax for the earlier years)		289.40	178.14
MAT credit entitlement		(289.40)	(178.41)
Deferred tax (credit)		(98.01)	895.15
<b>Profit for the year (H) (F-G)</b>		<b>2,782.82</b>	<b>1,877.65</b>
<b>Other comprehensive income/ (expense)</b>			
Items that will not be reclassified to profit or loss			
Remeasurements of the defined benefit plans		(12.70)	(7.51)
Income tax Credit on above		4.31	2.87
<b>Other comprehensive income/ (expense) for the year, net of tax (J)</b>		<b>(8.39)</b>	<b>(4.64)</b>
<b>Total comprehensive income / (expense) for the year (K) (J+I+H)</b>		<b>2,774.43</b>	<b>1,873.01</b>
<b>Earnings per equity share (Face value of ₹ 10 each)</b>			
Basic	39	13.56	9.16
Diluted	39	13.54	9.15

Material Accounting Policies

1

Notes to the Standalone Financial Statements

2 - 64

The notes referred to above form an integral part of the Standalone financial statements.

As per our revised audit report of even date attached

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

**Suhas Pai**

Partner

Membership No. 119057

**Sanjay Sethi**

Managing Director & CEO

(DIN. 00641243)

**Joseph Conrad Dsouza**

Director

(DIN. 00010576)

**Milind Wadekar**

Chief Financial officer

(Membership No: 116372)

**Christabelle Baptista**

Company Secretary

(Membership No: A17817)

Mumbai  
May 13, 2024

Mumbai  
May 13, 2024





# STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2024

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>A. CASH FLOW FROM OPERATING ACTIVITIES:</b>		
<b>Profit before tax</b>	<b>2,684.81</b>	<b>2,772.53</b>
Adjustments for:		
Interest income from instruments measured at amortized cost	(136.38)	(323.03)
Depreciation and amortization expenses	1,358.12	1,173.09
Finance costs	1,932.67	1,538.14
Unrealised exchange loss	14.00	25.85
Provision for estimated cost	-	(423.08)
Loss / (Profit) on sale of property, plant and equipment (net)	1.13	(5.78)
Property, plants and equipment written off	8.27	-
Profit on sale of investment	(8.30)	(1.99)
Provision for doubtful debts, advances and bad debt written off	4.22	6.55
Employee stock option expense	100.45	78.98
Export benefits and entitlements	(10.64)	(36.91)
Share of loss in Limited Liability Partnership Firm	128.09	-
Provision for mark to market on derivative contract	-	(0.75)
Provision for stock obsolescence	22.28	-
Proposed dividend*	(0.00)	(0.00)
<b>Total</b>	<b>3,413.91</b>	<b>2,031.07</b>
<b>Operating Profit before working capital changes</b>	<b>6,098.72</b>	<b>4,803.60</b>
<b>Adjustments</b>		
(Increase) in trade receivables and current and non-current assets	(699.21)	(276.61)
(Increase) in inventories	(1,308.58)	(376.59)
Increase in trade payables and current and non-current liabilities	3,491.59	734.19
<b>Total</b>	<b>1,483.80</b>	<b>80.99</b>
Income Taxes (net of refund)	(457.62)	55.07
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES (A)</b>	<b>7,124.90</b>	<b>4,939.66</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Purchase of property, plant and equipment, Right of Use assets (including capital work in progress, capital creditors and capital advances)	(1,023.43)	(1,782.35)
Proceeds from sale of property, plants and equipments and investment property	85.26	36.88
Purchase of investments (including investment property and investment property under construction)	(2,233.73)	(2,693.14)
Investments in acquisition of subsidiaries	(425.22)	(1,585.57)
Sale/redemption of Investments	-	-
Loans given (refer note 50 )	(1,668.50)	(351.00)
Loans received (refer note 50 )	426.10	5.00
Interest income received	171.82	38.42
Fixed deposits matured / (placed) (net)	(164.47)	274.01
Margin money matured / (placed) (net)	265.36	(92.12)
<b>NET CASH (USED IN) FROM INVESTING ACTIVITIES (B)</b>	<b>(4,566.81)</b>	<b>(6,149.87)</b>





# STANDALONE STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2024

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>C. CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Issue of equity shares	134.87	0.32
Issue of preference shares	-	250.00
Proceeds from long-term borrowings	2,882.29	9,976.13
Repayment of long-term borrowings	(4,541.50)	(7,951.35)
Intercompany Deposit taken	650.00	450.00
Intercompany Deposit repaid	(400.00)	-
Payment of lease liability	(97.54)	(88.67)
Proposed dividend*	-	0.00
Interest and finance charges paid	(1,711.99)	(1,383.89)
<b>NET CASH (USED IN) / GENERATED FROM FINANCING ACTIVITIES (C)</b>	<b>(3,083.87)</b>	<b>1,252.54</b>
<b>NET (DECREASE) IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)</b>	<b>(525.78)</b>	<b>42.33</b>
<b>CASH AND CASH EQUIVALENTS - OPENING BALANCE</b>	<b>273.19</b>	<b>230.86</b>
<b>CASH AND CASH EQUIVALENTS - CLOSING BALANCE</b>	<b>(252.59)</b>	<b>273.19</b>

\*Amount less than million

- Cash And Cash Equivalents And Bank Balances Includes Balances In Escrow Account Which Shall Be Used Only For Specified Purposes As Defined Under Real Estate (Regulation And Development) Act, 2016.
- Reconciliation of cash and cash equivalents with the balance sheet

Particulars	As at March 31, 2024	As at March 31, 2023
Cash and cash equivalents (refer Note 14 a)**	600.05	363.43
Less: Over draft accounts from banks (refer Note 22 )**	(852.64)	(90.24)
<b>Cash and cash equivalents as per Revised Standalone statement of cash flows</b>	<b>(252.59)</b>	<b>273.19</b>

- The movement of borrowings as per Ind AS 7 is as follows:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Opening borrowings	27,810.52	25,290.11
Proceeds from long-term borrowings***	3,532.29	10,226.13
Repayment of long-term borrowings	(4,941.50)	(7,951.35)
Non-cash adjustments	156.12	245.63
	<b>26,557.43</b>	<b>27,810.52</b>

\*\* Cash and cash equivalents includes bank overdrafts that are payable on demand and form an integral part of the Company cash management.

\*\*\* Includes issue of preference shares and Intercompany Deposit taken

The notes referred to above form an integral part of the Standalone financial statements.

For **B S R & Co. LLP**  
Chartered Accountants  
Firm's Registration No:101248W/W-100022

For and on behalf of the Board of Directors of  
Chalet Hotels Limited  
(CIN No. L55101MH1986PLC038538)

**Suhas Pai**  
Partner  
Membership No. 119057

**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)

**Joseph Conrad Dsouza**  
Director  
(DIN. 00010576)

**Milind Wadekar**  
Chief Financial officer  
(Membership No: 116372)

**Christabelle Baptista**  
Company Secretary  
(Membership No: A17817)

Mumbai  
May 13, 2024

Mumbai  
May 13, 2024





# STANDALONE STATEMENT OF CHANGES IN EQUITY

AS AT MARCH 31, 2024

## (A) EQUITY SHARE CAPITAL

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Balance at the beginning of the year	2,050.25	2,050.24
Shares issued during the year	4.49	0.01
Balance at the end of the year	2,054.74	2,050.25

## (B) OTHER EQUITY

	Attributable to the owners of the Company						
		Other Equity - Reserve and Surplus					Total Equity
	Equity Component of Compound Instrument (Note 19)	Employee stock option reserve (Note 19)	Capital Reserve (Note 19)	Securities Premium (Note 19)	General reserve (Note 19)	Retained earnings* (Note 19)	
Balance at April 01, 2023	534.00	102.68	84.99	10,269.50	1,071.96	1,382.68	13,445.81
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-
Restated balance at April 01, 2023	534.00	102.68	84.99	10,269.50	1,071.96	1,382.68	13,445.81
Profit for the year	-	-	-	-	-	2,782.82	2,782.82
Other Comprehensive Income	-	-	-	-	-	(8.39)	(8.39)
Total Comprehensive Income	-	-	-	-	-	2,774.43	2,774.43
Equity Component of Compound Instrument	84.61	-	-	-	-	-	84.61
Securities premium	-	-	-	130.38	-	-	130.38
Employee stock option reserve	-	100.45	-	-	-	-	100.45
Transferred to retained earnings	(67.79)	(68.72)	-	-	-	136.51	-
Proposed dividend**	-	-	-	-	-	(0.00)	(0.00)
	16.82	31.73	-	130.38	-	136.51	315.44
Balance as at March 31, 2024	550.82	134.41	84.99	10,399.88	1,071.96	4,293.62	16,535.68
Balance at April 01, 2022	438.33	23.87	84.99	10,269.19	1,071.96	(490.50)	11,397.84
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-
Restated balance at April 01, 2022	438.33	23.87	84.99	10,269.19	1,071.96	(490.50)	11,397.84
Profit for the period	-	-	-	-	-	1,877.65	1,877.65
Remeasurements of defined benefit plans (net of tax)	-	-	-	-	-	(4.64)	(4.64)
Total Comprehensive Income	-	-	-	-	-	1,873.01	1,873.01
Equity Component of Compound Instrument	95.67	-	-	-	-	-	95.67
Employee stock option reserve	-	78.98	-	-	-	-	78.98
Transferred to retained earnings	-	(0.17)	-	-	-	0.17	-
Securities premium	-	-	-	0.31	-	-	0.31
Proposed dividend**	-	-	-	-	-	(0.00)	(0.00)
	95.67	78.81	-	0.31	-	0.17	174.96
Balance as at March 31, 2023	534.00	102.68	84.99	10,269.50	1,071.96	1,382.68	13,445.81

\*Includes impact of fair valuation of land on transition to Ind AS (net of related tax impact) ₹ 3,710.05 million (March 31, 2023 ₹ 3,710.05 million)

\*\*Amount less than million

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022

**Suhas Pai**

Partner

Membership No. 119057

**Sanjay Sethi**

Managing Director &amp; CEO

(DIN. 00641243)

**Milind Wadekar**

Chief Financial officer

(Membership No: 116372)

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

**Joseph Conrad Dsouza**

Director

(DIN. 00010576)

**Christabelle Baptista**

Company Secretary

(Membership No: A17817)

Mumbai  
May 13, 2024Mumbai  
May 13, 2024



# NOTES TO THE STANDALONE FINANCIAL STATEMENTS

## 1.1 COMPANY BACKGROUND

Chalet Hotels Limited (the Company) is a public limited company, which is domiciled and incorporated in the Republic of India with its registered office situated at Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai 400 051. The Company was incorporated under the Companies Act, 1956 on January 06, 1986 and has been converted into a public company with effect from June 06, 2018.

The Company is primarily engaged in the business of hospitality (hotels), rental and annuity business (formerly known as commercial and retail operations) and real estate development. At March 31, 2024, the Company has, (a) seven hotels (and one service apartment building) operating at Powai and Sahar (Mumbai), Vashi (Navi Mumbai), Pune, Bengaluru and Hyderabad, (c) commercial property at Bengaluru and Mumbai and (d) is engaged in construction and development of a residential property at Bengaluru.

## 1.2 BASIS OF PREPARATION OF STANDALONE FINANCIAL STATEMENTS

### Compliance with Indian Accounting Standard (Ind AS)

These standalone financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standard) Rules, 2015 as amended, and other accounting principles generally accepted in India, as a going concern on accrual basis. These Standalone Financial Statements of the Company for the year ended March 31, 2024 are approved by the Company's Audit Committee and by the Board of Directors on May 13, 2024.

#### (i) Negative working capital

As at the year end, the Company's current liabilities have exceeded its current assets by ₹ 9,066.49 million. Subsequent to the year end, the Management has raised funds through Qualified Institutional Placement (QIP) amounting to ₹ 10,000 million. The Management is confident of its ability to generate adequate cash inflows from operations and also utilize undrawn borrowings facilities to meet its obligations on due date.

#### (ii) Basis of measurement

The Standalone Financial Statements has been prepared on a historical cost basis, except for the following:

- certain financial assets and liabilities (including derivative instruments) that are measured at fair value (refer- Accounting policy regarding financials instruments);
- Net defined benefit (asset) / liability - plan assets measured at fair value less present value of defined benefit obligation; and
- land at fair value on transition date.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and service.

#### (iii) Functional and presentation currency

The standalone financial statements are presented in Indian Rupees (₹), which is also the Company's functional currency. All the financial information have been presented in Indian Rupees (₹) and all amounts have been rounded-off to the nearest millions, except for share data and as otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentage may not precisely reflect the absolute figures.

#### (iv) Use of estimates and judgements

While preparing the Standalone Financial Statements in conformity with Ind AS, the management has made certain estimates and assumptions that require subjective and complex judgements. These judgements affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses, disclosure of contingent liabilities at the Standalone Balance Sheet date and the reported amount of income and expenses for the reporting period. Future events rarely develop exactly as forecasted and the best estimates require adjustments, as actual results may differ from these estimates under different assumptions or conditions.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.



**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)****(a) Assumptions and estimation uncertainties are required in particular for:****- Determination of the estimated useful lives**

Useful lives of property, plant and equipment and investment property are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II and in case of intangible assets, they are estimated by management based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.

**- Recognition and measurement of defined benefit obligations**

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation, actuarial rates and life expectancy. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post-employment benefit obligations. Due to complexities involved in the valuation and its long term nature, defined benefit obligation is sensitive to changes in these assumptions. All assumptions are reviewed at each reporting period.

**- Recognition of deferred tax assets**

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognized to the extent

that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

**- Recognition and measurement of other provisions**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the closing date. The actual outflow of resources at a future date may therefore, vary from the amount included in other provisions.

**- Discounting of long-term financial assets / liabilities**

All financial assets / liabilities are required to be measured at fair value on initial recognition. In case of financial liabilities/assets which are required to be subsequently measured at amortized cost, interest is accrued using the effective interest method.

**- Impairment of investments**

The Company reviews its carrying value of investments carried at cost or amortized cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

**- Litigation**

From time to time, the Company is subject to legal proceedings, the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating, among other factors, the probability of unfavorable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

reviewed at each accounting period and revisions made for the changes in facts and circumstances.

- **Impairment testing**

Property, plant and equipment, Right-of-Use assets and intangible assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's or cash generating unit's carrying amount exceeds its recoverable amount. Recoverable amount is higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life. Assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period. In case of such reversal, the carrying amount of the asset is increased so as not to exceed the carrying amount that would have been determined had there been no impairment loss.

Impairment losses recognized in prior years are reversed when there is an indicator that the impairment losses recognized no longer exist or have decreased. Such reversals are recognized as an increase in carrying amounts of assets to the extent that it does not exceed the carrying amounts that would have been determined (net of amortization or depreciation) had no impairment loss been recognized in previous years.

- **Determining whether an arrangement contains a lease**

At inception of an arrangement, the Company determines whether the arrangement is or contains a lease.

At inception or on reassessment of an arrangement that contains a lease, the Company separates payments and other consideration required by the

arrangement into those for the lease and those for other elements on the basis of their relative fair values. If the Company concludes for a finance lease that it is impracticable to separate the payments reliably, then an asset and a liability are recognized at an amount equal to the fair value of the underlying asset; subsequently, the liability is reduced as payments are made and an imputed finance cost on the liability is recognized using the Company's incremental borrowing rate. And in case of operating lease, treat all payments under the arrangement as lease payments.

**(b) Judgements**

Critical judgments in determining the lease term: Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and there by assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to Company's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

Critical judgements in determining the discount rate: The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

- **Fair value of financial instruments**

Derivatives are carried at fair value. Derivatives includes foreign currency forward contracts. Fair value of





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

foreign currency forward contracts are determined using the fair value reports provided by respective bankers.

Further information about the assumptions made in measuring fair values is included in the following notes:

Note G, H, I & J – impairment test of non-financial assets: key assumptions underlying recoverable amounts; and

Note N-1(c) – Impairment of financial assets

### (v) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for, both financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. 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, regardless of whether that price is directly observable or estimated using another valuation technique. The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are recognized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from

prices)

- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is recognized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

- Note 2 – Property, plant and equipment (Freehold land)
- Note 4 – Investment property
- Note 44 – Financial instruments

### (vi) Current and non-current classification

Based on the time involved between the acquisition of assets for processing and their realization in cash and cash equivalents, the Company has identified twelve months as its operating cycle for determining current and non-current classification of assets and liabilities in the balance sheet.

## 1.3 MATERIAL ACCOUNTING POLICIES

### A. Business combination

Transaction costs are expensed as incurred, except to the extent related to the issue of debt or equity securities. The consideration transferred does not include amounts related to the settlement of pre-existing relationships with the acquiree. Such amounts are recognized in the Standalone Statement of Profit and Loss.

#### Common control

Business combinations involving entities that are ultimately controlled by the same parties before and after the business combination are considered as Common control entities. Common control transactions are accounted using pooling of interest method. The financial statements in respect of prior periods have





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

been restated from the period that the Transferor Company became a subsidiary of the Transferee Company where the assets and liabilities of the transferee are recorded at their existing carrying values, the identity of reserves of the transferee company is preserved.

## B. Revenue recognition

### (I) Revenue from operations:

#### i. Real estate development and sale

The Company derives revenues primarily from sale of properties comprising of residential units.

The Company recognizes revenue when it determines the satisfaction of performance obligations at a point in time i.e. Completed contract method of accounting as per IND AS 115. Company recognize revenue when all the below conditions get satisfied: (a) Occupancy certificate for the project is received by the Company; (b) Possession is either taken by the customer or offer letter for possession along with invoice for the full amount of consideration is issued to the customer; (c) substantial consideration has been received and the Company is reasonable certain that the remaining consideration will flow to the entity; (d) No significant uncertainty exists regarding the amount of consideration. The revenue is measured in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

#### ii. Hospitality business

Revenue is measured based on the consideration specified in a contract with a customer. The Company recognizes revenue when it transfers control over a good or service to a customer. Revenue from sales of goods or rendering of services is net of Indirect taxes, returns and variable consideration on account of discounts and schemes offered by the Company as part of the contract.

#### Revenue from operations

Rooms, Food and Beverage and banquet services: Revenue is recognized at the transaction price that is allocated to the performance obligation. Revenue includes room revenue, food and beverage sale and banquet services which is recognized once the rooms are occupied, food and beverages are sold and banquet services have been provided as per the contract with the customer.

Revenue is recognized upon rendering of the service, provided pervasive evidence of an arrangement exists, tariff / rates are fixed or are determinable and collectability is reasonably certain.

Revenue recognized is net of indirect taxes, returns and discounts.

#### iii. Rental income

Revenues from property leased out under an operating lease are recognized over the tenure of the lease / service agreement on a straight line basis over the term of the lease, except where the rentals are structured to increase in line with expected general inflation, and except where there is uncertainty of ultimate collection.

Initial direct costs incurred by lessors in negotiating and arranging an operating lease is accounted as separate asset and will be recognized as an expense over the lease term on the same basis as the lease income.

#### iv. Income from other services

Maintenance income is recognized as and when related expenses are incurred.

Income from ancillary services are recognized as and when the services are rendered.

### (II) Other Income:

#### i. Dividend income

Dividend income is recognized only when the right to receive the same is established, it is probable that the economic benefits associated with



**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**

the dividend will flow to the Company, and the amount of dividend can be measured reliably.

**ii. Interest income**

For all financial instruments measured at amortized cost, interest income is recorded using the effective interest rate (EIR), which is the rate that discounts the estimated future cash payments or receipts through the expected life of the financial instruments or a shorter period, where appropriate, to the net carrying amount of the financial assets on initial recognition. Interest income is included in other income in the Standalone Statement of Profit or Loss.

**iii. Share in profit/loss of Limited Liability Partnership (LLP)**

Share of profit/loss from LLP is recognized based on the financial information/ statements provided and which is recorded under Partner's Current account

**C. Foreign currency****Transactions and balances**

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognized in Standalone Statement of Profit or Loss.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the Standalone Statement of Profit and Loss, within finance costs. All other foreign exchange gains and losses are presented in the Standalone Statement of Profit and Loss on a net basis within other gains / (losses).

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of transactions. Non-monetary items that

are measured at fair value in a foreign currency shall be translated using the exchange rates at the date when the fair value was measured.

**D. Employee benefits****i. Short-term employee benefits**

All employee benefits payable wholly within twelve months of rendering services are classified as short-term employee benefits. Short-term employee benefits are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Short-term benefits such as salaries, wages, short-term compensation absences, etc., are determined on an undiscounted basis and recognized in the period in which the employee renders the related service.

**ii. Post-employment benefits****Defined contribution plans**

The defined contribution plans i.e. provident fund (administered through Regional Provident Fund Office) and employee state insurance corporation are post-employment benefit plans under which a Company pays fixed contributions and will have no legal and constructive obligation to pay further amounts. Obligations for contributions to defined contribution plans are recognized as an employee benefit expense in the Statement of Profit and Loss when they are due. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in future payments is available.

**Defined benefit plans**

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

and prior periods, discounting that amount and deducting the fair value of any plan assets.

The following post - employment benefit plans are covered under the defined benefit plans:

- **Gratuity**

The Company follows unfunded gratuity except for one of its Hotel division (Westin, Hyderabad) where fund is maintained with Life Insurance Corporation of India. The Company provides for gratuity, a defined benefit retirement plan covering eligible employees. The Gratuity Plan provides a lump-sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of employment with the Company. The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. The retirement benefit obligation recognized in the balance sheet represents the actual deficit or surplus of the Company's defined benefit plans.

When the calculation results in a potential asset for the Company, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

The Company determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest

expense and other expenses related to defined benefit plans are recognized in the Statement of Profit and Loss.

When benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in the Statement of profit and loss. The Company recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

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

- iii. **Terminal Benefits:**

All terminal benefits are recognized as an expense in the period in which they are incurred.

- iv. **Employee stock option expense**

The grant date fair value of equity settled share-based payment awards granted to employees is recognized as an employee expense, with a corresponding increase in equity, over the period that the employees unconditionally become entitled to the awards. The amount recognized as expense is based on the estimate of the number of awards for which the related service and non-market vesting conditions are expected to be met, such that the amount ultimately recognized as an expense is based on the number of awards that do meet the related service and non-market vesting conditions at the vesting date.



**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)****E. Income-tax**

Income-tax expense comprises current and deferred tax. It is recognized in net profit in the Standalone Statement of Profit or Loss except to the extent that it relates to items recognized directly in equity or in the Other Comprehensive Income (OCI).

**i. Current tax**

Current tax is the amount of tax payable (recoverable) in respect of the taxable profit / (tax loss) for the year determined in accordance with the provisions of the Income-tax Act, 1961.

Taxable profit differs from 'profit before tax' as reported in the Standalone Statement of Profit and Loss because of items of income or expenses that are taxable or deductible in other years & items that are never taxable or deductible. Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using tax rates and tax laws that have been enacted or substantively enacted at the reporting date. Provision for tax liabilities require judgements on the interpretation of tax legislation, developments in case laws and the potential outcomes of tax audits and appeals which may be subject to significant uncertainty. Therefore the actual results may vary from expectations resulting in adjustments to provisions, the valuation of deferred tax assets and therefore the tax charge in the Statement of Profit and Loss.

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.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognized amounts; and
- b) intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

**ii. Deferred tax**

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss; and
- temporary differences related to investments in subsidiaries and associates to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves. Unrecognized deferred tax assets are reassessed at each reporting date and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Taxes relating to items recognized directly in equity or OCI is recognized in equity or OCI and not in the Standalone Statement of Profit and Loss.

The measurement of deferred tax reflects the tax consequences that would follow





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the entity has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Minimum Alternative Tax ("MAT") credit forming part of deferred tax asset is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a reasonable certainty to the effect that the Company will pay normal income tax during the specified period.

A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section.

## F. Inventories

### Hospitality

Stocks of stores, food and beverages are carried at the lower of cost and net realizable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and selling expenses. Cost of inventories comprises of all costs of purchase and other costs incurred in bringing the inventories to their present condition and location. Cost is arrived at by the weighted average cost method.

Stocks of stores and spares and operating supplies (viz. crockery, cutlery, glassware and linen) once issued to the operating departments

are considered as consumed and expensed to the Standalone Statement of Profit and Loss. Unserviceable/damaged/discarded stocks and shortages are charged to the Standalone Statement of Profit and Loss.

### Real Estate Development (Residential Flats)

Property is valued at lower of cost and net realizable value. Cost comprises of land, development rights, materials, services, and other expenses attributable to the projects. Costs of construction / development (including cost of land) incurred is charged to the Standalone Statement of Profit and Loss proportionate to area sold and the balance cost is carried over under inventories as part of property under development.

Cost of construction material (including unutilized project materials) at site is computed by the weighted moving average method and carried at lower of cost and Net Realizable value.

## G. Property, plant and equipment

### i. Recognition and measurement

Property, plant and equipment are stated at cost less accumulated depreciation / amortization and impairment losses, if any except for freehold land which is not depreciated. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted and depreciated for as separate items (major components) of property, plant and equipment. Any gain or loss on disposal of an item of property, plant and equipment is recognized in the Standalone Statement of Profit and Loss.

Properties in the course of construction for production, supply or administration purposes are carried at cost, less any impairment loss recognized. Cost includes professional fees and, for qualifying assets borrowing costs capitalized in accordance with the Company's accounting policy. Such properties are classified to the





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

appropriate categories of Property, Plant & Equipment when completed and are ready for intended use. Depreciation on these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

### ii. Subsequent expenditure

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

### iii. Depreciation

Depreciation is charged to the Standalone Statement of Profit and Loss so as to expense

the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight line method, as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of the following categories of assets in whose case the life of the assets had been re-assessed as under based on technical evaluation, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support, etc.:

Asset Type	Useful Life		Schedule II
	March 2024	March 2023	
Buildings (Interior and Accessories)	14 Years	14 Years	NA
Plant and Machinery	5- 15 Years	5- 15 Years	15 Years
Electrical installations	10 - 14 Years	10 - 14 Years	10 Years
Office Equipments	2 - 5 Years	2 - 5 Years	5 Years
Vehicles	5 Years	5 Years	6 Years

Building interiors and accessories comprise of the interiors of the Hotel building which will undergo renovation, are depreciated on a SLM basis over a period of 10 years, which in management's view, represents the useful life of such assets.

Building constructed on leasehold land are amortized from the date of commencement of commercial operations over the balance lease period.

Leasehold Improvements are depreciated over the primary period of lease.

Temporary structures and assets costing ₹ 5,000/- or less are depreciated at 100% in the year of capitalisation.

Freehold land is measured at fair value as per Ind AS 113 with the resultant impact being accounted for in the reserves. The fair value of the Company's freehold land parcels as at April 01, 2016 have been arrived at on the basis of a valuation carried out by an independent registered appraiser not related to the Company with appropriate qualifications and relevant experience in the valuation of properties

at relevant locations. The fair value was determined based on a combination of Discounted Cash Flow method and Residual method.

The assets' useful lives and residual values are reviewed at the Balance Sheet date and the effect of any changes in estimates are accounted for on a prospective basis.

## H. Intangible assets

### i. Recognition and measurement

Intangible assets comprises of trademarks and computer software and are measured at cost less accumulated amortization and accumulated impairment loss, if any.

### ii. Subsequent expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates.

### iii. Amortization

Amortization is calculated over the cost of the asset, or other amount substituted for cost, less its residual value. Amortization is





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

recognized in the Standalone Statement of Profit or Loss on a straight-line basis over the estimated useful lives of intangible assets, from the date that they are available for use, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Intangible assets are amortized on straight-line method over estimated useful life of 4 years, which in management's view represents the economic useful life of these assets.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Amortization methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate prospectively.

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment is recognized for such excess amount. The impairment loss is recognized as an expense in the Standalone Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

## I. Goodwill

Goodwill on business combination is not amortized but it is tested for impairment annually or more frequently if events or changes in circumstances indicate that it might be impaired.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognized for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognized in the Standalone Statement of Profit and Loss, to the extent the amount was previously charged to the Standalone Statement of Profit and Loss. In case of revalued assets, such reversal is not recognized.

## J. Investment property and investment property under construction

### (a) Recognition and measurement

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

On transition to Ind AS, the Company has elected to continue with the carrying value of all of its investment property recognized as at April 01, 2016, measured as per the previous GAAP and use that carrying value as the deemed cost of such investment property.

Investment property and investment property under construction represents the cost incurred in respect of areas retail block and commercial office space. Property under construction is accounted for as investment property under construction until construction or development is complete.

Direct expenses like cost of land, including related transaction costs, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are taken as the cost of the project.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

Investment properties are carried individually at cost less accumulated depreciation and impairment, if any. Investment properties under construction are carried individually at cost less impairment, if any. Impairment of investment property is determined in accordance with the policy stated for impairment of assets.

### (a) Depreciation

Depreciation on investment property has been provided pro rata for the period of use by the Straight Line Method. The useful lives of Investment Property is estimated by management and the same is as prescribed in Schedule II to the Act, except in respect of the following categories of assets, where the life of these assets differs from Schedule II.

Any gain or loss on disposal of an investment property is recognized in Standalone Statement of Profit and Loss.

The fair values of investment property are disclosed in the notes. Fair values are determined by an independent valuer who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Asset Type	Useful Life		Schedule II
	March 2022	March 2021	
Buildings (Interior and Accessories)	14 Years	14 Years	NA
Plant and Machinery	15 years	15 years	15 Years
- DG set, HVAC system, Elevators and Firefighting system	14 Years	14 Years	
- Others			
Electrical installations	14 Years	14 Years	10 Years
Office Equipment's	4 Years	4 Years	5 Years

Investment properties are tested for impairment periodically including when events occur or changes in circumstances indicate that the recoverable amount of the cash generating unit is less than its carrying value. The recoverable amount of cash generating units is higher of value-in-use and fair value less cost to sell.

### K. Investments

The Company reviews its carrying value of investments carried at cost or amortized cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

### L. Borrowing costs

General and specific borrowing costs directly attributable to the acquisition or construction of qualifying assets that necessarily takes substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs that are not directly attributable to a qualifying asset are recognized in the Standalone Statement of Profit and Loss using the effective interest method.

### M. Segment reporting

As per IND AS 108 Operating Segments, if a financial report contains both the Consolidated financial statements of a parent that is within the scope of IND AS 108 as well as the parent's Standalone financial statements, segment information is required only in the Consolidated financial statements. Accordingly, information required to be presented under IND AS 108 Operating Segments has been given in the consolidated financial statements.

### N. Financial Instruments

#### 1. Financial assets

##### (a) Recognition and initial measurement

Financial assets are recognized when, and only when, the Company becomes a party to the contractual provisions of the financial instrument. The Company determines the classification of its financial assets at initial recognition.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

When financial assets are recognized initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit or loss directly attributable transaction costs. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the Statement of Profit and Loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

### **Classification and subsequent measurement**

The Company classifies its financial assets into a) financial assets measured at amortized cost, and b) financial assets measured at fair value through profit or loss (FVTPL). Management determines the classification of its financial assets at the time of initial recognition or, where applicable, at the time of reclassification.

(i) Financial assets measured at amortized costs

A financial asset is classified at amortized costs if it is held within a business model whose objective is to a) hold financial asset in order to collect contractual cash flows and b) the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured at amortized cost using effective interest rate method (EIR). Amortized cost is arrived at after taking into consideration any discount on fees or costs that are an integral part of the EIR. The amortization of such interests forms part of finance income in the Standalone Statement of Profit and Loss. Any impairment loss arising from these assets are recognized in the Standalone Statement of Profit and Loss.

(ii) Financial assets measured at fair value through profit and loss (FVTPL)

This is a residual category for classification. Any asset which do not meet the criteria for classification as at amortized cost, is classified as FVTPL. Financial assets at fair value through profit or loss are measured at fair value, and changes therein are recognized in the Standalone Statement of Profit or Loss.

(iii) Financial assets measured at fair value through other comprehensive income (FVOCI)

- Debt investments at FVOCI: These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognized in Standalone Statement of Profit and Loss. Other net gains and losses are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to Standalone Statement of Profit and Loss.
- Equity investments at FVOCI: These assets are subsequently measured at fair value. Dividends are recognized as income in Standalone Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are not reclassified to Standalone Statement of Profit and Loss.

**(b) Derecognition**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on



**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**

the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Company is recognized as a separate asset and associated liability for any amounts it may have to pay.

**(c) 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:

- a) Financial assets that are debt instruments, and are measured at amortized cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade receivables- The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables which do not contain a significant financing component. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

**2. Financial liabilities**

- (a) Recognition, measurement and classification

Financial liabilities are classified as either held at a) fair value through profit or loss, or b) at amortized cost. Management determines the classification of its financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification. The classification is done in accordance with the substance

of the contractual arrangement and the definition of a financial liability and an equity instruments. All financial liabilities are recognized 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 at amortized cost includes loan and borrowings, interest free security deposit, interest accrued but not due on borrowings, Retention money payable, trade and other payables. Such financial liabilities are recognized initially at fair value minus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

The Company's financial liabilities at fair value through profit or loss includes derivative financial instruments.

- (b) Financial guarantee contracts

The Company on a case to case basis elects to account for financial guarantee contracts as a financial instruments or as an insurance contracts as specified in Ind AS 109 on Financial Instruments and Ind AS 104 on Insurance contracts. The Company has regarded all its financial guarantee contracts as insurance contracts. At the end of each reporting period, the Company performs a liability adequacy test, (i.e. it assesses the likelihood of a pay-out based on current undiscounted estimates of future cash flows), and any deficiency is recognized in Standalone Statement of Profit and Loss.

**Derecognition**

The Company derecognizes financial liabilities when its contractual obligations are discharged or cancelled or have expired.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**3. Offsetting of financial assets and financial liabilities**

Financial assets and liabilities are offset and the net amount presented in the Standalone statement of financial position when, and only when, the Company has legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

**4. Derivative financial instruments**

The Company uses derivative financial instruments, such as foreign exchange forward contracts, interest rate swaps and currency options to manage its exposure to interest rate and foreign exchange risks. Such derivative financial instruments are initially recognized at fair value on the date on which a derivative contract is entered into and are subsequently re-measured to their fair value. The resulting gain/loss is recognized in Standalone Statement of Profit and Loss immediately at the end of each reporting period. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative. The Company does not designate the derivative instrument as a hedging instrument.

**O. Provisions, contingent liabilities and contingent assets**

Provisions are recognized when there is 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. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows specific to the liability. The unwinding of the discount is recognized as finance cost.

A present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the

occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.

Claims against the Company where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets where it is probable that future economic benefits will flow to the Company are not recognized but disclosed in the financial statements. However, when the realization of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognized as an asset.

**P. Leases**

At the inception of a contract, the Company assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Company assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Company has the right to direct the use of the asset. The Company has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.
  - a. Company as a lessor

At the inception of the lease the Company classifies each of its leases as either an operating lease or a finance lease. Payments received under operating leases are recognized in the Standalone Statement of Profit and Loss on a straight-line basis over the lease term. The Company is not required to make any adjustments on



**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**

transition to Ind AS 116 for leases in which it acts as a lessor. The Company accounted for its leases in accordance with Ind AS 116 from the date of initial application.

b. Company as a lessee

The Company recognizes right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straightline method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in the statement of profit and loss.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be

readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease payments shall include fixed payments, variable lease payments, residual value guarantees, exercise price of a purchase option where the Company is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. The Company recognizes the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognizes any remaining amount of the re-measurement in statement of profit and loss.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value.

The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**Q. Litigation**

From time to time, the Company is subject to legal proceedings the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating, among other factors, the probability of unfavorable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are reviewed at each accounting period and revisions made for the changes in facts and circumstances.

**R. Government Grants**

Government grants are not recognized until there is reasonable assurance that the Company will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognized in Standalone Statement of Profit and Loss on a systematic basis over the periods in which the Company recognizes as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Company should purchase, construct or otherwise acquire non-current assets are recognized as deferred revenue in the Standalone Balance Sheet and transferred to Standalone Statement of Profit and Loss on a systematic and rational basis over the useful lives of the related assets.

**S. Cash and cash equivalents**

Cash and cash equivalent in the Standalone 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.

**T. Cash flow statement**

Cash flows are reported using indirect method, whereby net profits before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from regular revenue generating (operating activities), investing

and financing activities of the Company are segregated.

For the purpose of presentation in the statement of Cash Flows, cash and cash equivalents includes cash in hand, cash at bank and other deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**U. Earnings Per Share ("EPS")**

The basic Earnings Per Share ("EPS") is computed by dividing the net profit / (loss) after tax for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, net profit/(loss) after tax for the year attributable to the equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

**V. Exceptional items**

The Company discloses certain financial information both including and excluding exceptional items. The presentation of information excluding exceptional items allows a better understanding of the underlying operating performance of the Company and provides consistency with the Company's internal management reporting. Exceptional items are identified by virtue of either their size or nature so as to facilitate comparison with prior periods and to assess underlying trends in the financial performance of the Company.

**W. Earnings before interest and depreciation and amortization ("adjusted EBITDA")**

The Company has elected to present earnings before interest, tax, depreciation and amortization (adjusted EBITDA) before exceptional items, as a separate line item on the face of the Standalone Statement of Profit and Loss. The Company measures adjusted EBITDA before exceptional items, on the basis of profit / (loss) from continuing operations including other income. In its measurement, the Company does not include exceptional items, depreciation and amortization expense, finance





### NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

costs, share of profit/ (loss) from associate and tax expense.

Accordingly, the Company presents adjusted EBITDA in the Standalone Statement of Profit and Loss; this is not specifically required by Ind AS 1. The terms adjusted EBITDA are not defined in Ind AS. Ind AS compliance Schedule III allows companies to present Line items, sub-line items and sub-totals shall be presented as an addition or substitution on the face of the financial statements when such presentation is relevant to an understanding of the Company's financial position or performance or to cater to industry/

sector-specific disclosure requirements or when required for compliance with the amendments to the Companies Act or under the Indian Accounting Standards.

#### **X. Recent pronouncements:**

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 2. PROPERTY, PLANT AND EQUIPMENT**

Reconciliation of carrying amount

**As at March 31, 2024**

₹ in million

	Gross block			Accumulated depreciation/ amortization			Net block	
	Opening balance as at April 01, 2023	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023"	For the year	Deductions	Closing balance as at March 31, 2024
Freehold land	7,836.68	-	-	7,836.68	-			7,836.68
Buildings	14,753.22	840.35	15.48	15,578.09	4,783.95	513.15	11.84	10,292.83
Plant and machinery	4,891.20	438.06	129.71	5,199.55	3,497.51	276.84	121.87	1,547.07
Data processing equipments	269.96	42.20	24.38	287.78	253.95	20.94	24.37	37.26
Electrical installations	1,787.94	174.84	3.94	1,958.84	1,346.61	94.65	3.82	521.40
Furniture and fixtures	2,075.46	146.22	36.19	2,185.49	1,775.57	111.04	35.04	333.92
Vehicles	71.64	-	4.67	66.97	68.98	0.45	4.67	2.21
Office equipments	93.72	11.06	11.73	93.05	90.20	4.50	11.70	10.05
<b>Total</b>	<b>31,779.82</b>	<b>1,652.73</b>	<b>226.10</b>	<b>33,206.45</b>	<b>11,816.77</b>	<b>1,021.57</b>	<b>213.31</b>	<b>12,625.03</b>
								<b>20,581.42</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2023

	Gross block					Accumulated depreciation/ amortization			Net block As at March 31, 2023
	Opening balance as at April 01, 2022	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2023	Opening balance as at April 01, 2022	Adjustments	For the year	Deductions	Closing balance as at March 31, 2023
Freehold land	7,756.67	80.01	-	7,836.68	-	-	-	-	7,836.68
Buildings	13,883.23	869.99	-	14,753.22	4,250.02	83.46	450.47	-	4,783.95
Plant and machinery	4,738.28	223.82	70.90	4,891.20	3,248.15	51.64	265.98	68.26	3,497.51
Data processing equipments	275.52	8.67	14.23	269.96	249.30	-	18.85	14.20	253.95
Electrical installations	1,702.77	88.45	3.28	1,787.94	1,240.00	19.03	90.53	2.95	1,346.61
Furniture and fixtures	2,132.59	48.19	105.32	2,075.46	1,765.06	3.59	110.29	103.37	1,775.57
Vehicles	117.85	-	46.21	71.64	114.31	-	0.88	46.21	68.98
Office equipments	96.29	3.01	5.58	93.72	94.99	-	0.79	5.58	90.20
<b>Total</b>	<b>30,703.20</b>	<b>1,322.14</b>	<b>245.52</b>	<b>31,779.82</b>	<b>10,961.82</b>	<b>157.72</b>	<b>937.79</b>	<b>240.57</b>	<b>11,816.77</b>
									<b>19,963.05</b>

## Notes:

- 1) Refer Note 20 and Note 24 for information on Property, plant and equipment pledged as security by the Company.
- 2) Refer Note 43 (B) for contractual commitments with respect to property, plant and equipments.
- 3) In December 2005, the Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai) from K. Raheja Corp Private Limited (reflected in the schedule above). The Company has been operating the Four Points By Sheraton Hotel at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on January 22, 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the financial statements. The carrying value of property, plant and equipment in respect of the aforementioned hotel as at March 31, 2024 is ₹ 366.17 million (March 31, 2023: ₹ 348.46 million).





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 2. PROPERTY, PLANT AND EQUIPMENT (CONTD.)**

## 4) Title deeds of immovable properties not held in name of the Company

The title deeds of all immovable properties (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favor of the lessee) as disclosed in the Note 2 and Note 4 and read with Note 43 (A) (c) of the standalone financial statements are held in the name of the Company. In respect of the land acquired on leasehold basis disclosed in Note 10 read with the footnote to Note 10 of the standalone financial statements, the lease agreements are duly executed in favor of the Company except for below.

**Details as on March 31, 2024**

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since	Reason for not being held in the name of the Company
Freehold land	900.00	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the Company on account of merger and is in name of erstwhile company (refer note 53)
Buildings	1,939.87	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the Company on account of merger and is in name of erstwhile company (refer note 53)

**Details as on March 31, 2023**

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since	Reason for not being held in the name of the Company
Freehold land	880.97	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the Company on account of merger and is in name of erstwhile company (refer note 53)
Buildings	1,716.47	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the Company on account of merger and is in name of erstwhile company (refer note 53)

- 5) The Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 2,000 million.

**NOTE 3. CAPITAL WORK-IN-PROGRESS****1) Details of capital work-in-progress**

₹ in million

Particulars	March 31, 2024	March 31, 2023
Opening balance	922.81	322.27
Add: Additions during the year	630.30	957.81
Less: Capitalized/adjusted during the year	(1,410.73)	(357.27)
Closing Balance	142.38	922.81
<b>Net balance</b>	<b>142.38</b>	<b>922.81</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 3. CAPITAL WORK-IN-PROGRESS (CONTD.)

#### 2) Expenses (net) capitalized to capital work-in-progress during the year.

₹ in million		
Particulars	March 31, 2024	March 31, 2023
Legal and professional charges	37.78	13.01
Employee costs	16.29	19.51
Rates, taxes and license fees	19.56	13.28
Interest and other finance costs	24.16	55.52
Depreciation	10.84	37.68
Other incidental direct cost	4.64	-
<b>Total</b>	<b>113.27</b>	<b>139.00</b>

#### 3) Capital work in progress (CWIP) Ageing Schedule

##### As at March 31, 2024

₹ in million					
Particulars	Capital work in progress ageing schedule as at March 31, 2024				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
<b>Projects in progress</b>	134.21	8.17	-	-	142.38
Projects temporarily suspended	-	-	-	-	-
<b>Total</b>	<b>134.21</b>	<b>8.17</b>	<b>-</b>	<b>-</b>	<b>142.38</b>

##### As at March 31, 2023

₹ in million					
Particulars	Capital work in progress ageing schedule as at March 31, 2023				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
<b>Projects in progress</b>	639.48	150.29	124.85	-	914.62
Projects temporarily suspended	-	4.69	3.50	-	8.19
<b>Total</b>	<b>639.48</b>	<b>154.98</b>	<b>128.35</b>	<b>-</b>	<b>922.81</b>

**Details of capital work in progress whose completion is overdue or has exceeded its cost as compared to its original plan:**

##### As at March 31, 2024

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	-	-	-	-
Hotel at Powai, Mumbai	-	-	-	-
Hotel at Telangana	-	-	-	-
Projects temporarily suspended	-	-	-	-
Hotel at Navi Mumbai	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

##### As at March 31, 2023

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	695.68	-	-	-
Hotel at Powai, Mumbai	-	-	-	-
Hotel at Telangana	695.68	-	-	-
Projects temporarily suspended	-	-	-	5.11
Hotel at Navi Mumbai	-	-	-	5.11
<b>Total</b>	<b>695.68</b>	<b>-</b>	<b>-</b>	<b>5.11</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 4. INVESTMENT PROPERTY

A. Reconciliation of carrying amount  
As at March 31, 2024

₹ in million

	Gross block				Accumulated depreciation / amortization			Net block	
	Opening balance as at April 01, 2023	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	For the year	Deductions/ Transfers	Closing balance as at March 31, 2024	As at March 31, 2024
Cignus Whitefield I Bangalore	3,100.70	162.23	81.87	3,181.06	17.95	91.00	-	108.95	3,072.11
Commercial Block II Sahar, Mumbai	1,239.40	4.12	0.06	1,243.46	248.60	42.78	0.06	291.32	952.14
Commercial Block I Sahar, Mumbai.	3,203.60	0.22	-	3,203.82	430.26	85.66	-	515.92	2,687.90
Cignus Whitefield II Bangalore	1,725.20	-	0.05	1,725.15	677.15	51.97	0.05	729.07	996.08
Cignus Powai I, Mumbai	-	18.76	-	18.76	-	-	-	-	18.76
<b>Total (A)</b>	<b>9,268.90</b>	<b>185.33</b>	<b>81.98</b>	<b>9,372.25</b>	<b>1,373.96</b>	<b>271.41</b>	<b>0.11</b>	<b>1,645.26</b>	<b>7,726.99</b>
<b>Investment property under construction</b>									
Cignus Powai I, Mumbai									9,128.92
Cignus Powai II, Mumbai									1,278.55
Cignus Whitefield I Bangalore									11.61
Cignus Whitefield II Bangalore									300.61
<b>Total (B)</b>									<b>10,719.70</b>
<b>Total (A+B)</b>									<b>18,446.69</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 4. INVESTMENT PROPERTY (CONTD.)

As at March 31, 2023

₹ in million

	Gross block				Accumulated depreciation / amortization			Net block	
	Opening balance as at April 01, 2022	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2023	Opening balance as at April 01, 2022	For the year	Deductions/ Transfers	Closing balance as at March 31, 2023	As at March 31, 2023
Commercial complex, Bengaluru I	893.37	-	893.37	-	157.72	-	157.72	-	-
Cignus Whitefield I Bangalore		3,100.70		3,100.70		17.95		17.95	3,082.75
Commercial Block II Sahar, Mumbai	1,203.25	36.15	-	1,239.40	206.87	41.73	-	248.60	990.80
Commercial Block I Sahar, Mumbai.	3,203.54	0.06	-	3,203.60	344.64	85.62	-	430.26	2,773.34
Cignus Whitefield II Bangalore	1,729.08		3.88	1,725.20	628.11	52.57	3.53	677.15	1,048.05
<b>Total (A)</b>	<b>7,029.24</b>	<b>3,136.91</b>	<b>897.25</b>	<b>9,268.90</b>	<b>1,337.34</b>	<b>197.87</b>	<b>161.25</b>	<b>1,373.96</b>	<b>7,894.94</b>
<b>Investment property under construction</b>									
Business centers and offices, Sahar, Mumbai									0.01
Cignus Powai I, Mumbai									7,317.56
Cignus Powai II, Mumbai									1,167.28
Cignus Whitefield I Bangalore									15.93
Cignus Whitefield II Bangalore									78.13
<b>Total (B)</b>									<b>8,578.91</b>
<b>Total (A+B)</b>									<b>16,473.85</b>

Note 4(A): As per Company propose to convert Bengaluru ALC commercial Building to Hotel Building, the assets pertaining to said Building has been transferred to Property, plant and Equipments from Investment Property (refer note 2).





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 4. INVESTMENT PROPERTY (CONTD.)****Notes:**

- 1) Refer Note 20 and Note 24 for information on Property, plant and equipment pledged as security by the Company.
- 2) Borrowing cost aggregating to ₹ 656.71 million (March 31, 2023 ₹ 589.36 million) are capitalized under investment property under construction.
- 3) Details of investment property under construction

	₹ in million	
<b>Particulars</b>	<b>March 31, 2024</b>	<b>March 31, 2023</b>
Opening Balance	8,578.91	7,868.50
Add: Additions during the year	2,189.53	3,847.59
Less: Capitalized/adjusted during the year	(48.74)	(3,137.18)
<b>Closing Balance</b>	<b>10,719.70</b>	<b>8,578.91</b>

- 4) Expenses (net) capitalized to investment property under construction during the year.

	₹ in million	
<b>Particulars</b>	<b>For the year ended March 31, 2024</b>	<b>For the year ended March 31, 2023</b>
Legal and professional charges	37.39	66.39
Employee costs	70.89	69.03
Rates, taxes and license fees	26.97	151.87
Interest and other finance costs	656.71	589.36
Other incidental direct cost	49.71	33.50
Other income/sale of scrap	-	(0.27)
<b>Total</b>	<b>841.67</b>	<b>909.90</b>

**B. Fair value measurement****i. Fair value hierarchy**

The fair value of investment property was determined by external, independent property valuers, having appropriate recognized professional qualification and experience.

The fair value measurement for all of the investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

	₹ in million	
<b>Investment properties</b>	<b>Fair Value as on March 31, 2024</b>	<b>Fair Value as on March 31, 2023</b>
Commercial Block I, Sahar, Mumbai*	8,107.70	7,911.42
Commercial Block II Sahar, Mumbai*	2,120.00	1,902.17
Cignus Whitefield I Bangalore*	5,187.00	4,246.94
Cignus Whitefield II Bangalore*	1,779.00	1,771.83

\*The independent valuer are registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.

**ii. Valuation technique and significant unobservable inputs****Valuation technique**

The fair value of investment property has been determined by external, independent property valuers / management, having appropriate recognized professional qualifications and recent experience in the location and category of the property being valued.

The fair value measurement for all of the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 4. INVESTMENT PROPERTY (CONTD.)

The Company follows discounted cash flows technique. The valuation model considers the present value of net cash flows to be generated from the property, taking into account the expected rental growth rate, vacant years, occupancy rate, lease incentive costs such as rent-free years and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms. The land of Commercial Complex, Bengaluru is valued by residual method. The valuation of Retail block, Sahar, Mumbai considers change in end use to commercial purpose.

#### Description of valuation techniques used and key inputs to valuation on investment properties:

Investment properties	Valuation technique	Significant unobservable Inputs	Range	
			March 31, 2024	March 31, 2023
Commercial Block I Sahar, Mumbai.	DCF Method	Occupancy Range	96%	100%
		Carpet area (Sq Ft)	256,599	256,599
		Base Rent (₹)	197	197
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.40%	12.30%
		Growth Rate	4.25%	4.00%
Commercial Block II Sahar, Mumbai	DCF Method	Occupancy Range	96% to 100%	94% to 100%
		Leasable Area (Sq ft)	134,244	134,244
		Base Rent (₹)	120 for Retailers 130 for Commercial	120 for Retailers 130 for Commercial
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.28%	12.10%
		Growth Rate	4.50%	4.00%
Cignus Whitefield I Bangalore	DCF Method	Occupancy Range	97% to 100%	96% to 100%
		Net FAR area	48,560	48,560
		Base Rent (₹)	60.00 - 67.00	60.00
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.40%	12.30%
		Growth Rate	4.25%	4.00%
Cignus Whitefield II Bangalore	DCF Method	Occupancy Range	97% to 100%	94% to 100%
		Net FAR area	23,751	23,751
		Base Rent (₹)	57.00 - 61.00	57.00
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.40%	12.30%
		Growth Rate	4.25%	4.00%

### C. Information regarding income and expenditure of investment property

	₹ in million	
Investment properties	March 31, 2024	March 31, 2023
Rental income derived from investment properties	1,089.96	886.78
Direct operating expenditure (including repairs and maintenance) generating rental income	139.23	77.09
Profit arising from investment properties before depreciation and indirect expenses	950.73	809.68
Depreciation	271.41	197.87
<b>Profit arising from investment properties before indirect expenses</b>	<b>679.32</b>	<b>611.81</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 4. INVESTMENT PROPERTY (CONTD.)**

**D. The Company has no restrictions on the realisability of investment property or the remittance of income and proceeds of disposal.**

**E. Investment properties under construction (IPUC) ageing:**

**As at March 31, 2024**

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	2,159.30	2,593.32	3,191.76	2,775.31	10,719.69
Projects temporarily suspended	-	-	-	-	-
<b>Total</b>	<b>2,159.30</b>	<b>2,593.32</b>	<b>3,191.76</b>	<b>2,775.31</b>	<b>10,719.69</b>

**As at March 31, 2023**

₹ in million

	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	2,611.84	3,191.76	2,085.05	690.26	8,578.91
Projects temporarily suspended	-	-	-	-	-
<b>Total</b>	<b>2,611.84</b>	<b>3,191.76</b>	<b>2,085.05</b>	<b>690.26</b>	<b>8,578.91</b>

**F. Details of investment property whose completion is overdue or has exceeded its cost as compared to its original plan:**

**As at March 31, 2024**

₹ in million

Particulars	Less than 1 year	1-2 years	More than 3 years	Total
<b>Projects in progress</b>	9,128.92	300.61	-	1,278.95
Cignus Powai I, Mumbai	9,128.92	-	-	-
Cignus Whitefield II Bangalore	-	300.61	-	-
Cignus Powai II, Mumbai	-	-	-	1,278.95
<b>Projects temporarily suspended</b>	-	-	-	-
<b>Total</b>	<b>9,128.92</b>	<b>300.61</b>	<b>-</b>	<b>1,278.95</b>

**As at March 31, 2023**

₹ in million

	Less than 1 year	1-2 years	More than 3 years	Total
<b>Projects in progress</b>	7,324.40	-	-	1,167.33
Cignus Powai I, Mumbai	7,308.93	-	-	-
Cignus Whitefield II Bangalore	15.47	-	-	-
Cignus Powai II, Mumbai	-	-	-	1,167.33
<b>Projects temporarily suspended</b>	-	-	-	-
<b>Total</b>	<b>7,324.40</b>	<b>-</b>	<b>-</b>	<b>1,167.33</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 4. INVESTMENT PROPERTY (CONTD.)

## G. Asset wise breakup of investment property is as follows:

As at March 31, 2024

	Gross block				Accumulated depreciation/amortization				Net block
	Opening balance as at April 01, 2023	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	For the year	Deductions/ Transfers	Closing balance as at March 31, 2024	As at March 31, 2024
Tangible assets									
Freehold land	913.33	-	-	913.33	-			-	913.33
Buildings	6,422.62	82.86	26.35	6,479.13	743.27	150.45	-	893.72	5,585.41
Plant and machinery	1,436.59	97.45	54.52	1,479.52	423.50	90.72	-	514.22	965.30
Computers	2.39	1.08	0.11	3.36	2.28	0.16	0.11	2.33	1.03
Electrical installations	460.93	0.39	1.00	460.32	177.50	28.94	-	206.44	253.88
Furniture and fixtures	30.82	3.55	-	34.37	25.45	1.03	-	26.48	7.89
Office equipments	1.68			1.68	1.45	0.10		1.55	0.13
	9,268.36	185.33	81.98	9,371.71	1,373.45	271.40	0.11	1,644.74	7,726.97
Intangible assets									
Software	0.54			0.54	0.51	0.01		0.52	0.02
	0.54	-	-	0.54	0.51	0.01	-	0.52	0.02
Total	9,268.90	185.33	81.98	9,372.25	1,373.96	271.41	0.11	1,645.26	7,726.99





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 4. INVESTMENT PROPERTY (CONTD.)**  
**As at March 31, 2023**

₹ in million									
	Gross block				Accumulated depreciation/amortization				Net block
	Opening balance as at April 01, 2022	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2023	Opening balance as at April 01, 2022	For the year	Deductions/ Transfers	Closing balance as at March 31, 2023	As at March 31, 2023
<b>Tangible assets</b>									
Freehold land	813.66	179.68	80.01	913.33	-			-	913.33
Buildings	4,718.81	2,336.83	633.02	6,422.62	717.60	109.13	83.46	743.27	5,679.35
Plant and machinery	1,063.11	505.91	132.43	1,436.59	412.57	64.14	53.21	423.50	1,013.09
Computers	2.33	0.06		2.39	2.22	0.06		2.28	0.11
Electrical installations	391.60	114.43	45.10	460.93	173.62	22.91	19.03	177.50	283.43
Furniture and fixtures	37.46		6.64	30.82	29.51	1.45	5.51	25.45	5.37
Office equipments	1.68	-	-	1.68	1.28	0.17		1.45	0.23
	7,028.65	3,136.91	897.20	9,268.36	1,336.80	197.86	161.21	1,373.45	7,894.91
<b>Intangible assets</b>									
Software	0.59	-	0.05	0.54	0.54	0.01	0.04	0.51	0.03
	0.59	-	0.05	0.54	0.54	0.01	0.04	0.51	0.03
<b>Total</b>	<b>7,029.24</b>	<b>3,136.91</b>	<b>897.25</b>	<b>9,268.90</b>	<b>1,337.34</b>	<b>197.87</b>	<b>161.25</b>	<b>1,373.96</b>	<b>7,894.94</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 5. GOODWILL**

For the purpose of impairment testing, goodwill is allocated to the Company's operating segments which represent the lowest level within the Company at which goodwill is monitored for internal management purposes. The aggregate carrying amounts of goodwill allocated to each unit are as follows:

	₹ in million	
Particulars	March 31, 2024	March 31, 2023
Hotel at Bengaluru	200.62	200.62
Cignus Whitefield II Bengaluru	25.49	25.49
<b>Total</b>	<b>226.11</b>	<b>226.11</b>

The recoverable amount is based on a value-in-use calculation using the discounted cash flow method. Value in use has been determined by discounting the future cash flows generated from the continuing use of the unit. The calculation of the value in use is based on the following key assumptions:

**The table below shows the key assumptions used in the value in use calculations of :**

**A. Hotel at Bengaluru**

	₹ in million	
Particulars (in %)	March 31, 2024	March 31, 2023
Discount rate	11.73%	11.70%
Terminal value multiple	13.5 times	13.5 times

**B. Cignus Whitefield II Bengaluru**

	₹ in million	
Particulars (in %)	March 31, 2024	March 31, 2023
Discount rate	12.40%	12.30%
Terminal value multiple	12.50 times	12.50 times

**Discount rate**

The discount rate is a pre tax measure based on the rate of 10 year government bonds issued by the Government of India, adjusted for a risk premium to reflect both the increased risk of investing in equities generally and the systematic risk of the specific CGU.

**Terminal value growth rate**

Terminal value growth rate used for the purpose of calculation of terminal value has been determined based on the long-term compound annual growth rate in EBITDA.

The above assumptions are reviewed annually as part of management's budgeting and strategic planning cycles. These estimates may differ from actual results. The values assigned to each of the key assumptions reflect the Management's past experience as their assessment of future trends, and are consistent with external / internal sources of information.

Based on the above assumptions and analysis, no impairment was identified for any of the CGU as at March 31, 2024 and March 31, 2023 as the recoverable value of the CGU exceeded the carrying value.

With regard to the assessment of value in use, no reasonably possible change in any of the above key assumptions would cause the carrying amount of the CGUs to exceed their recoverable amount.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 6. OTHER INTANGIBLE ASSETS****As at March 31, 2024**

	Gross block				Accumulated amortization			Net block
	Opening balance as at April 01, 2023	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	Charged for the year	Deductions	As at March 31, 2024
Trade marks	0.04	-	-	0.04	0.04	-	-	-
Computer software	106.76	25.87	0.18	132.45	98.51	10.93	-	23.01
Total	106.80	25.87	0.18	132.49	98.55	10.93	-	23.01

**As at March 31, 2023**

	Gross block				Accumulated amortization			Net block	
	Opening balance as at April 01, 2022	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2023	Opening balance as at April 01, 2022	Charged for the year	Deductions	Closing balance as at March 31, 2023	As at March 31, 2023
Trade marks	0.04	-	-	0.04	0.04	-	-	0.04	-
Computer software	104.69	2.07	-	106.76	88.21	10.30	-	98.51	8.25
Total	104.73	2.07	-	106.80	88.25	10.30	-	98.55	8.25





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 7. INVESTMENT IN SUBSIDIARIES

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>(a) Investments in equity shares (non-trade, unquoted)</b>		
<b>In subsidiary companies (equity shares of ₹ 10/- each fully paid)</b>		
2,50,09,000 (March 31, 2023: 2,50,09,000) shares of Chalet Hotels and Properties (Kerala) Private Limited #	250.09	250.09
Less: Provision for Impairment	(250.09)	(250.09)
	-	-
1,00,000 (March 31, 2023: 1,00,000) shares of Chalet Airport Hotel Private Limited*	6.50	6.50
18,573 (March 31, 2023: 18,573) shares of The Dukes Retreat Private Limited	829.11	829.11
30,082 (March 31, 2023: 30,082) shares of Sonmil Industries Private Limited	756.46	756.46
<b>(b) Investments in Limited Liability Partnership Firms ('LLP') (unquoted), carried at cost</b>		
Ayushi and Poonam Estates LLP (refer Note 58)	425.22	-
	<b>2,017.29</b>	<b>1,592.07</b>
Aggregate amount of unquoted securities	2,017.29	1,592.07
Aggregate amount of quoted securities	-	-
Market value of quoted securities	-	-
Aggregate amount of impairment in the value of investments	250.09	250.09

\*Includes adjustments of ₹ 5.50 million on account of interest free loan given.

# Includes shares held by nominee shareholders

## NOTE 8. OTHER INVESTMENTS

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>Measured at fair value through profit and loss</b>		
<b>Unquoted, fully paid up:</b>		
<b>Investments in equity shares (non-trade, unquoted)</b>		
<b>In other companies (equity shares of ₹ 10/- each fully paid)</b>		
1,000 (March 31, 2023: 1,000) shares of Stargaze Properties Private Limited	0.01	0.01
10,000 (March 31, 2023: 6,050) shares of Renew Wind Power Energy (AP) Limited	1.29	1.29
9,91,345 (March 31, 2023: 9,91,345) shares of Krishna Valley Power Private Limited	19.91	19.91
10,42,550 (March 31, 2023: 10,42,550) shares of Sahyadri Renewable Energy Private Limited	31.46	31.46
3,55,000 (March 31, 2023: 3,55,000) shares of Vikramaditya Renewable Energy Private Limited	10.67	10.67
2,551,597 (March 31, 2023: NIL) shares of TP Agastaya Limited	25.52	-





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 8. OTHER INVESTMENTS (CONTD.)

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Measured at amortized cost</b>		
National Saving Certificates	0.13	0.13
	<b>88.99</b>	<b>63.47</b>
Aggregate amount of unquoted securities	88.99	63.47
Aggregate amount of quoted securities	-	-
Market value of quoted securities	-	-
Aggregate amount of impairment in the value of investments	-	-

## NOTE 9. OTHER NON-CURRENT FINANCIAL ASSETS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
<b>To related parties</b>		
Security deposits (refer Note 51)	23.95	21.91
<b>To other than related parties</b>		
Deposits with banks with more than 12 months maturity	551.36	386.89
Security deposits	130.78	121.66
Others	1.84	3.30
	<b>707.93</b>	<b>533.76</b>

## NOTE 10. OTHER NON-CURRENT ASSETS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Secured, unsecured, considered good)</b>		
<b>To other than related parties</b>		
<b>(Unsecured, considered good)</b>		
Capital advances	171.07	170.12
Prepayments (refer footnote)	329.05	238.44
Prepaid expense for Qualified institutional placement (refer Note 57)	198.35	-
	<b>698.47</b>	<b>408.56</b>

In December 2005, the Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai) from K. Raheja Corp Private Limited (reflected under prepayment and others above). The Company has been operating the Four Points By Sheraton Hotel at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on January 22, 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the revised Standalone financial statements. The balance of prepaid lease rental in relation to such leasehold land as of March 31, 2024 is ₹ 47.34 million (March 31, 2023: ₹ 48.54 million).




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 11. INVENTORIES (valued at lower of cost and net realisable value)**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Hospitality:</b>		
Food, beverages and smokes	122.81	106.09
Stores and spares	1.52	1.34
<b>Property development:</b>		
Property under development (refer Note 50)	5,439.94	4,159.22
Less: Provision for impairment	(263.29)	(263.29)
Property under development	5,176.65	3,895.93
Materials at site	131.85	122.27
Less: Provision for impairment	(22.28)	-
	<b>109.57</b>	<b>122.27</b>
<b>Retail:</b>		
Materials at site	2.92	1.54
	<b>5,413.47</b>	<b>4,127.17</b>

**NOTE 12. CURRENT INVESTMENTS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Investment at fair value through profit and loss</b>		
<b>Quoted</b>		
<b>Investments in Mutual Funds</b>		
Mutual Fund Axis Overnight Fund Direct Growth (ONDGG)	8.29	-
	8.29	-
Aggregate amount of quoted securities	8.29	-
Market value of quoted securities	8.29	-
Aggregate amount of impairment in the value of investments	-	-

**NOTE 13. TRADE RECEIVABLES**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good, unless otherwise stated)</b>		
Trade receivables	474.54	516.03
Less: Allowance for doubtful trade receivables	(18.00)	(13.95)
Considered good	456.54	502.08
Trade receivables	1.65	1.65
Less: Allowance for doubtful trade receivables	(1.65)	(1.65)
Trade Receivables which have significant increase in Credit Risk	-	-
Trade receivables	12.58	12.58
Less: Allowance for doubtful trade receivables	(12.58)	(12.58)
Credit Impaired	-	-





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 13. TRADE RECEIVABLES (CONTD.)

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Unbilled revenue	79.46	81.95
Less: Provision for impairment	(1.09)	(1.09)
	<b>78.37</b>	<b>80.86</b>
	<b>534.91</b>	<b>582.94</b>
Of the above, trade receivables from related parties are as below (refer Note 51)		
Trade receivables due from related parties	6.37	12.28
Loss allowance	-	-
<b>Net Receivables</b>	<b>6.37</b>	<b>12.28</b>

## NOTE 14. A: CASH AND CASH EQUIVALENTS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Balance with banks		
- Current accounts	584.11	355.54
Cheques on hand	1.00	-
Cash on hand	14.94	7.89
	<b>600.05</b>	<b>363.43</b>

Cash and cash equivalents includes balances in escrow account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

## NOTE 14. B: OTHER BANK BALANCES

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
In term deposit accounts (balances held as margin money)	73.63	142.30
In term deposit accounts (others)	116.30	312.99
	<b>189.93</b>	<b>455.29</b>

- Includes accrued interest of ₹ 5.81 million (March 31, 2023: 16.05 million)

## NOTE 15. LOANS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
Loans to related parties (refer footnote and Note 51)	1,596.96	354.56
	<b>1,596.96</b>	<b>354.56</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 15. LOANS (CONTD.)

₹ in million

Type of Borrower	March 31, 2024		March 31, 2023	
	Amount of loan or advance in the nature of loan outstanding	% of total Loans and Advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	% of total Loans and Advances in the nature of loans
<b>Loan to Related parties</b>				
- Chalet Hotels & Properties (Kerela) Private Limited (Subsidiary)	60.00	4%	56.00	16%
- Chalet Hotel Airport Private Limited (Wholly owned subsidiary)	605.21	38%	298.56	84%
- Ayushi and Poonam Estate LLP (Limited Liability Partnership firm)	931.75	58%	-	-
<b>Total</b>	<b>1,596.96</b>	<b>100%</b>	<b>354.56</b>	<b>100%</b>

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Considered good - Secured	-	-
Considered good - Unsecured	1,596.96	354.56
Loan Receivables which have significant increase in credit risk	-	-
Loan Receivables - credit impaired	-	-
Less: Loss allowance	-	-
<b>Total</b>	<b>1,596.96</b>	<b>354.56</b>

## NOTE 16. OTHER CURRENT FINANCIAL ASSETS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
<b>To related parties</b>		
Security deposits (refer Note 51)	62.65	14.25
Option deposits (refer Note 51)	-	50.00
Others (refer Note 51)	68.12	-
<b>To other than related parties</b>		
Mark to market derivative contracts	-	0.75
Security deposits - others	10.64	6.01
Others	58.30	58.86
	<b>199.71</b>	<b>129.87</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 17. OTHER CURRENT ASSETS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<i>(Unsecured, considered good)</i>		
<i>To other than related parties</i>		
Advance to suppliers	340.29	117.21
Less: Provision for doubtful advances	(10.74)	(10.73)
	<b>329.55</b>	<b>106.48</b>
Indirect tax balances/receivable credits	73.01	60.69
Unbilled revenue	729.98	656.06
Prepayment	193.17	139.96
Advances	-	1.45
Others	21.80	8.35
	<b>1,347.51</b>	<b>972.99</b>

## Trade receivables Ageing Schedule

as at March 31, 2024

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables - considered good	79.46	334.14	9.38	2.06	1.06	0.25	426.35
Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable - credit impaired	-	-	-	-	12.58	-	12.58
Disputed Trade receivables - considered good	-	105.36	6.61	-	15.62	-	127.59
Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	1.71	1.71
Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>79.46</b>	<b>439.50</b>	<b>15.99</b>	<b>2.06</b>	<b>29.26</b>	<b>1.96</b>	<b>568.23</b>

As at March 31, 2023

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables - considered good	80.86	484.13	18.12	8.53	3.25	1.09	595.98
Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable - credit impaired	1.09	-	-	-	-	12.58	13.67




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 17. OTHER CURRENT ASSETS (CONTD.)**

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Disputed Trade receivables - considered good	-	0.87	0.04	-	-	-	0.91
Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	1.65	1.65
Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>81.95</b>	<b>485.00</b>	<b>18.16</b>	<b>8.53</b>	<b>3.25</b>	<b>15.32</b>	<b>612.21</b>

**NOTE 18. SHARE CAPITAL**
**(a) Details of the authorised, issued, subscribed and fully paid-up share capital as below:**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(i) Authorised</b>		
382,100,000 (March 31, 2023: 229,100,000) equity shares of the par value of ₹ 10 each	3,821.00	2,291.00
<b>(ii) Issued, subscribed and paid-up</b>		
205,474,008 (March 31, 2023: 205,024,864) equity shares of the par value of ₹ 10 each	2,054.74	2,050.25
<b>Total</b>	<b>2,054.74</b>	<b>2,050.25</b>

**(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period:**

₹ in million

	March 31, 2024		March 31, 2023	
	Number	Amount	Number	Amount
<b>Equity shares</b>				
Number of equity shares outstanding at the beginning of the year	205,024,864	2,050.25	205,023,864	2,050.24
Fresh issue of equity shares	449,144	4.49	1,000	0.01
<b>Number of equity shares outstanding at the end of the year</b>	<b>205,474,008</b>	<b>2,054.74</b>	<b>205,024,864</b>	<b>2,050.25</b>

**(c) Registered shareholder holding more than 5% equity shares in the Company is set out below:**

₹ in million

Particulars	March 31, 2024		March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Casa Maria Properties LLP	16,496,280	8.03%	16,496,280	8.05%
Capstan Trading LLP	16,495,680	8.03%	16,495,680	8.05%
Raghukool Estate Development LLP	16,495,680	8.03%	16,495,680	8.05%
Touchstone Properties and Hotels Private Limited	14,500,000	7.06%	14,500,000	7.07%
Anbee Construction LLP	13,116,180	6.38%	13,116,180	6.40%





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 18. SHARE CAPITAL (CONTD.)

₹ in million

Particulars	March 31, 2024		March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Cape Trading LLP	13,116,180	6.38%	13,116,180	6.40%
K Raheja Private Limited	12,400,000	6.03%	12,400,000	6.05%
Neel Raheja	10,326,318	5.03%	10,326,318	5.04%
<b>Total</b>	<b>112,946,318</b>	<b>54.97%</b>	<b>112,946,318</b>	<b>55.09%</b>

## d) Details of shares held by Promoters

As at March 31, 2024

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹ 10 each fully paid	Neel Chandru Raheja	10,326,318	-	10,326,318	5.03%	0%
	Ravi Chandru Raheja	5,163,159	-	5,163,159	2.51%	0%
	Jyoti Chandru Raheja	7,780,300	-	7,780,300	3.79%	0%
	Sumati Ravi Raheja	5,163,159	-	5,163,159	2.51%	0%
	Ivory Properties And Hotels Private Limited	3,571,533	-	3,571,533	1.74%	0%
	K Raheja Private Limited	12,400,000	-	12,400,000	6.03%	0%
	K Raheja Corp Private Limited	3,785,824	-	3,785,824	1.84%	0%
	Touchstone Properties And Hotels Private Limited	14,500,000	-	14,500,000	7.06%	0%
	Genext Hardware And Parks Private Limited	800,000	-	800,000	0.39%	0%
	Cape Trading LLP	13,116,180	-	13,116,180	6.38%	0%
	Casa Maria Properties LLP	16,496,280	-	16,496,280	8.03%	0%
	Capstan Trading LLP	16,495,680	-	16,495,680	8.03%	0%
	Palm Shelter Estate Development LLP	7,692,387	360,000	8,052,387	3.92%	5%
	Raghukool Estate Development LLP	16,495,680	-	16,495,680	8.03%	0%
	Anbee Constructions LLP	13,116,180	-	13,116,180	6.38%	0%
<b>Total</b>		<b>146,902,680</b>	<b>360,000</b>	<b>147,262,680</b>	<b>71.67%</b>	
<b>Total Number of Equity Shares</b>		<b>205,024,864</b>		<b>205,474,008</b>		




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 18. SHARE CAPITAL (CONTD.)**
**As at March 31, 2023**

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹ 10 each fully paid	Neel Chandru Raheja	10,326,318	-	10,326,318	5.04%	0.00%
	Ravi Chandru Raheja	5,163,159	-	5,163,159	2.52%	0.00%
	Jyoti Chandru Raheja	7,780,300	-	7,780,300	3.79%	0.00%
	Sumati Ravi Raheja	5,163,159	-	5,163,159	2.52%	0.00%
	Ivory Properties And Hotels Private Limited	3,571,533	-	3,571,533	1.74%	0.00%
	K Raheja Private Limited	12,400,000	-	12,400,000	6.05%	0.00%
	K Raheja Corp Private Limited	3,785,824	-	3,785,824	1.85%	0.00%
	Touchstone Properties And Hotels Private Limited	14,500,000	-	14,500,000	7.07%	0.00%
	Genext Hardware And Parks Private Limited	800,000	-	800,000	0.39%	0.00%
	Cape Trading LLP	13,116,180	-	13,116,180	6.40%	0.00%
	Casa Maria Properties LLP	16,496,280	-	16,496,280	8.05%	0.00%
	Capstan Trading LLP	16,495,680	-	16,495,680	8.05%	0.00%
	Palm Shelter Estate Development LLP	7,692,387	-	7,692,387	3.75%	0.00%
	Raghukool Estate Development LLP	16,495,680	-	16,495,680	8.05%	0.00%
	Anbee Constructions LLP	13,116,180	-	13,116,180	6.40%	0.00%
Total		146,902,680	-	146,902,680	71.65%	
Total Number of Equity Shares		205,023,864		205,024,864		

**(e) Rights, preferences and restrictions attached to equity shares.**

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets on winding up. The equity shareholders are entitled to receive dividend as declared from time to time, subject to preferential right of preference shareholders to payment of dividend. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion to his/its share of the paid-up equity share capital of the Company. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable has not been paid. Failure to pay any amount called up on shares may lead to their forfeiture. On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts, in proportion to the number of equity shares held.

**f) Employee stock option plan**

Number of shares reserved for ESOP is 12,05,425 (March 31, 2023 : 13,50,831)

Term attached to stock options granted to employees are described in Note 52





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 19. OTHER EQUITY

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Equity Component of Compound Instruments</b>		
Balance at the beginning of the year	534.00	438.33
Add: Additions during the year	84.61	95.67
Less: Transferred to retained earnings	67.79	-
At the end of the year	550.82	534.00
<b>ESOP reserve</b>		
Balance at the beginning of the year	102.68	23.87
Add: Additions during the year	100.45	78.98
Less: Transferred to retained earnings	68.72	0.17
At the end of the year	134.41	102.68
<b>Securities premium</b>		
Balance at the beginning of the year	10,269.50	10,269.19
Add: Premium on issued equity shares	130.38	0.31
At the end of the year	10,399.88	10,269.50
<b>General reserve</b>		
Balance at the beginning of the year	1,071.96	1,071.96
At the end of the year	1,071.96	1,071.96
<b>Capital reserve</b>		
Balance at the beginning of the year	84.99	84.99
At the end of the year	84.99	84.99
<b>Retained earnings</b>		
Balance at the beginning of the year	1,382.68	(490.50)
Add: Profit / (Loss) for the year	2,774.43	1,873.01
Add: Transferred from employee stock option reserve	68.72	0.17
Add: Transferred from equity component of compound instruments	67.79	-
Proposed dividend*	(0.00)	(0.00)
At the end of the year	4,293.62	1,382.68
	<b>16,535.68</b>	<b>13,445.81</b>

\*Amount less than million

**Nature and purpose of reserves****Equity Component of Compound Instruments**

Equity component of Component Instruments comprises of the impact of fair valuation of preference shares issued by the Company.

**Securities premium**

Securities premium is used to record the premium on issue of shares. The reserve is utilized in accordance with the provisions of the Companies Act, 2013.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 19. OTHER EQUITY (CONTD.)

#### General reserve

General reserve represents appropriation of retained earnings and are available for distribution to shareholders.

#### Capital reserve

The reserve comprises of profits/gains of capital nature earned by the Company and credited directly to such reserve.

#### Employee stock option plan reserve

Represents expense recognized towards employee stock option plans issued by the Company. (Refer Note 52)

#### Retained earnings

Retained earnings represents surplus/accumulated earnings of the Company and are available for distribution to shareholders. It includes impact of fair valuation of land on transition to Ind AS and are presently not available for distribution to shareholders (net of related tax impact): ₹ 3,710.05 million (March 31, 2023 ₹ 3,710.05 million).

### NOTE 20. LONG-TERM BORROWINGS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Borrowings</b>		
<b>Secured</b>		
<b>Rupee term loans</b>		
i) From bank (refer note A)	11,841.15	10,811.11
ii) From others (refer note A)	2,097.15	9,023.72
<b>Preference share liability</b>		
Non-cumulative redeemable preference shares (refer note B)	2,003.49	1,858.93
<b>Unsecured</b>		
from related parties (refer Note 51)	644.93	383.37
	<b>16,586.72</b>	<b>22,077.13</b>

₹ in million

	As at March 31, 2024		As at March 31, 2023	
	Non current	Current	Non current	Current
i) From bank	11,841.15	9,690.63	10,811.11	4,619.75
ii) From others	2,097.15	280.08	9,023.72	1,113.64
	<b>13,938.30</b>	<b>9,970.71</b>	<b>19,834.83</b>	<b>5,733.39</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 20. LONG-TERM BORROWINGS (CONTD.)

## A) Terms of repayment

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
TERM LOANS- Rupee Loans - Bank						
Standard Chartered Bank Limited	2,000.00	(1,295.42)	-	7.75% to 7.85%	Repayable monthly instalment over 84 month starting from April 2016 to February 2023 and balance amount is bullet payment on March 2023.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai (ii) pari- passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai
HDFC Bank Limited	2,500 (Term loan - ₹ 2,300 million with ₹ 200 million OD as a sub-limit of term loan)	1,779.67 (2,008.00)	8.20 to 9.00%	7.55% to 8.20%	Repayable in quarterly 30 instalments from December 2021 to March 2029.	
HSBC Limited	1,150 (Term loan - ₹ 1,130 million with ₹ 20 million OD as a sub-limit of term loan)	837.78 (931.98)	8.50% to 8.90%	7.05% to 8.50%	Repayable in monthly installments starting from January 2020 to December 2029. This loan is fully paid in April 2024.	It is secured by (i) Exclusive charge on immovable and movable property and receivables at Commercial Complex at Bangalore admeasuring 14,271.71 sq meters comprising of basement plus lowerground floor, ground floor, first floor and thirteen upper floors (ii) Exclusive charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial Complex at Bangalore.
Standard Chartered Bank	645.00	564.51 (645.16)	8.94% to 8.77%	6.66% to 9.00%	Repayable in 48 monthly installments starting October, 2023 This loan is fully paid in April 2024.	It is secured by (i) Second Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii)Second pari- passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Powai Phase I and II.
HDFC Bank Limited	1,350.00	1,105.26 (1,360.06)	9.00%	6.60% to 9.00%	Repayable in 48 monthly installments starting July, 2023.This loan is fully paid in April 2024.	




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 20. LONG-TERM BORROWINGS (CONTD.)**

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
ICICI Bank Limited	2,500.00	2,188.23 (2,346.67)	8.30% to 8.80%	8.30% to 8.70%	Repayable in 36 Quarterly installments starting from January 2022	First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") First pari passu charge on current assets of the Hotel First pari passu charge on receivables of the Hotel
ICICI Bank Limited	1,900.00	235.53 (447.20)	8.60% to 8.80%	8.25% to 8.60%	Repayable quarterly instalment from September 2016 to June 2025.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) pari- passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield.
Federal Bank Limited	1,650.00	1,648.41 (2,976.13)	8.3% to 8.50%	8.30%	Repayable in monthly installments starting from June 2024 to January 2034.	First and exclusive charge on immovable and movable property and receivables pertaining to commercial properties (Cignus I and II) located in Whitefield, Bangalore
Axis Bank Limited	4,500 (Term loan - 4,200 million with ₹ 300 million OD as a sub-limit of term loan)	3,625.32 (964.07)	8.95%	8.95%	Repayable in quarterly installments starting from June 2023 to March 2033.	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad Hotel
DBS Bank Limited	1,775.00	1,156.99 (1,259.45)	7.45%	7.45%	Repayable in Monthly instalments from July 2022 to September 2025	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
DBS Bank Limited	3,250 (Term Loan - ₹ 2,900 million, DSRA and OD ₹ 200 million)	2,288.87 (2,492.17)	7.45%	7.00% to 7.45%	Repayable in Monthly instalments from April 2020 to September 2025	It is secured by (i) First Pari Passu Charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 20. LONG-TERM BORROWINGS (CONTD.)

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
HDFC Bank Limited	2,500 (Line of Credit)	800.20	8.50% to 9.05%	-	Line of credit to be reduced every year starting from March 2019 to March 2026.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
HDFC Bank Limited	2,000.00	2,000.00	8.50% to 9.05%	-	Loan to be repaid in Equated Monthly Installments over a period of 120 months starting April 2024 This loan is fully paid in April 2024.	It is secured by (i) Exclusive charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
HDFC Bank Limited	2,000.00	1,984.39	8.85%	-	Repayable Quarterly instalment over 7 years starting from March 2024 to March 2032 and balance amount is bullet payment on March 2023.	It is secured by (i) First Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii) First pari- passu charge on the current assets, operating cashflows, receivables, commissions, revenue of whatsoever nature and wherever arising, present and future, intangibles, goodwill, uncalled capital, present and future, pertaining to the project. (iii) First charge on insurance contract and insurance proceeds of Powai Phase I and II.
HDFC Bank Limited	150.00	68.73	8.85%	-	This loan is fully paid in April 2024	It is secured by charge on immovable property of Courtyard by Marriott, Aravali, Faridabad
HDFC Bank Limited	6,000.00	3,301.04	9.00% to 9.55%	-	Loan to be repaid in Equated Monthly Installments over a period of 120 months starting July 2026. This loan is fully paid in April 2024	It is secured by (i) Exclusive charge on immovable property and receivables (both present and future) from Commercial project (Cignus I) Powai (ii) Exclusive charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial project (Cignus I) Powai.




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 20. LONG-TERM BORROWINGS (CONTD.)**

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
Bajaj Finance Limited	500.00	390.14 (426.40)	7.45%	7.00% to 7.45%	Repayable in Monthly instalments from April 2020 to September 2025	It is secured by (i) Exclusive charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
International Financial corporation (IFC)	3,750.00	1,987.06 (1,983.31)	9.49% to 9.12%	7.27% to 9.49%	Semi annual repayments from July 2024 to January 2032.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
Housing Development Finance Corporation Limited	3,600.00	(1,129.96)	-	6.75% to 9.35%	Repayable in 120 monthly instalment from loan drawn out date i.e., December 2015.	It is secured by (i) Exclusive charge on immovable and movable property and receivables at The Westin Mindspace (ii) Exclusive charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to The Westin Mindspace
Housing Development Finance Corporation Limited	1,350.00	(132.80)	-	6.75% to 9.35%	Repayable in 120 monthly instalment from loan drawn out date i.e., October 2014.	It is secured by (i) Exclusive charge on immovable property and receivables at Four Points By Sheraton, Vashi (ii) Exclusive charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Four Points By Sheraton, Vashi (iii) Guarantee by related party (K. Raheja Corp Private Limited)





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 20. LONG-TERM BORROWINGS (CONTD.)

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
Housing Development Finance Corporation Limited	2,000.00	(1,996.63)	-	6.75% to 9.35%	Loan to be repaid in Equated Monthly Installments over a period of 120 months starting April 2024. This loan is fully paid in April 2024.	It is secured by (i) Exclusive charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari-passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
Housing Development Finance Corporation Limited	2,500 (Line of Credit)	(1,200.00)	-	6.75% to 9.25%	Line of credit to be reduced every year starting from March 2019 to March 2026.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
Housing Development Finance Corporation Limited	6,000.00	(3,268.22)	-	7.25% to 9.85%	Loan to be repaid in Equated Monthly Installments over a period of 120 months starting July 2026. This loan is fully paid in April 2024	It is secured by (i) Exclusive charge on immovable property and receivables (both present and future) from Commercial project (Cignus I) Powai (ii) Exclusive charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial project (Cignus I) Powai.

\*Previous year information are disclosed in brackets

**Unsecured****From related parties**

The Holding Company accorded approval for raising further funds upto ₹ 1,000 million from the Promoters of the Company or their nominees by way of Unsecured Loans or Inter Corporate Deposits or any combination thereof in addition to the earlier approval of ₹ 1,000 million, on an interest-free basis, in accordance with the terms and conditions set out in the Subscription Agreement dated June 04, 2018 and any amendment thereto to be executed between the Company and the Promoters viz. Mr. Ravi C. Raheja and Mr. Neel C. Raheja, if necessary. In this regard, the Group has borrowed as on March 31, 2024 is ₹ 700 million (March 31, 2023: ₹ 450 million).





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 20. LONG-TERM BORROWINGS (CONTD.)

There are no material breaches of the covenants associated with the borrowings.

As at March 31, 2023

₹ in million

Name of bank	Month	Particulars	Amount as per books of account	Amount as reported in the monthly return/statement	Difference	Reason for material discrepancies
Indian Overseas Bank	Jun-22	Inventory	22.91	23.55	(0.64)	The inventory amount reported in monthly statement are shown at gross level whereas in books it is reported at net level.
Indian Overseas Bank	Sep-22	Inventory	21.13	21.77	(0.64)	
Indian Overseas Bank	Dec-22	Inventory	22.88	22.82	0.06	
Indian Overseas Bank	Mar-23	Inventory	-	-	-	

## B) Preference Share Capital

(a) Details of the Authorised, Issued, Subscribed and Paid-up Preference Share Capital as below:

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(i) Authorised</b>		
1,600 (March 31, 2023: 1600) 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each	160.00	160.00
10,000 (March 31, 2023: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each- Series A	1,000.00	1,000.00
10,000 (March 31, 2023: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each- Series B	1,000.00	1,000.00
<b>(ii) Issued, Subscribed and paid-up</b>		
1,600 (March 31, 2023: 1600) 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each	160.00	160.00
20,000 (March 31, 2023: 20,000) (Series A 10,000 and Series B 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares. Series A: Fully-paid up ₹ 100,000 each (Fully paid up ₹ 100,000 each in year ended March 31, 2023) and Series B: Fully-paid up ₹ 100,000 each (Partly paid up ₹ 75,000 each in year ended March 31, 2023).	1,843.50	1,698.93
<b>Total</b>	<b>2,003.50</b>	<b>1,858.93</b>

(b) Reconciliation of the number of shares outstanding at the beginning and end of the period:

₹ in million

	As at March 31, 2024		As at March 31, 2023	
	Number	Amount	Number	Amount
<b>1,600, 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each</b>				
Number of Preference shares outstanding at the beginning of the year	1,600	160.00	1,600	160.00
Issued during the year	-	-	-	-
<b>Number of Preference shares outstanding at the end of the year</b>	<b>1,600</b>	<b>160.00</b>	<b>1,600</b>	<b>160.00</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 20. LONG-TERM BORROWINGS (CONTD.)

₹ in million

	As at March 31, 2024		As at March 31, 2023	
	Number	Amount	Number	Amount
<b>10,000 (March 31, 2023: 10,000) (Series A) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series A ₹ 100,000 each.</b>				
Number of Preference shares outstanding at the beginning of the year	10,000	842.01	10,000	921.56
Adjustments* / Issued during the year	-	72.28	-	(79.55)
<b>Number of Preference shares outstanding at the end of the year</b>	<b>10,000</b>	<b>914.29</b>	<b>10,000</b>	<b>842.01</b>
<b>10,000 (March 31, 2023: 10,000) (Series B) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series B ₹ 1,00,000 each.</b>				
Number of Preference shares outstanding at the beginning of the year	10,000	856.92	10,000	665.11
Adjustments* / Issued during the year**	-	72.29	-	191.81
<b>Number of Preference shares outstanding at the end of the year</b>	<b>10,000</b>	<b>929.21</b>	<b>10,000</b>	<b>856.92</b>
<b>Total</b>	<b>21,600</b>	<b>2,003.50</b>	<b>21,600</b>	<b>1,858.93</b>

\*Adjustments represents notional interest on debt components of Preferences share

\*\* Call made against issued Series B Non-cumulative, Non-convertible redeemable preference shares

## (c) Shareholder holding more than 5% Preference shares in the Group is set out below:

₹ in million

	As at March 31, 2024		As at March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
<b>1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each</b>				
Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	1,600	100%	1,600	100%
*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.				
<b>10,000 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each subscribed and fully paid up (March 31, 2023: 10,000 fully paid up ₹ 100,000 each)</b>				
<b>Series A</b>				
Mr. Ravi Chandru Raheja	2,325	23.25%	2,325	23.25%
Mr. Neel Chandru Raheja	2,325	23.25%	2,325	23.25%
K Raheja Corp Private Limited	4,500	45.00%	4,500	45.00%
Ivory Properties and Hotels Private Limited	850	8.50%	850	8.50%
<b>Total</b>	<b>10,000</b>	<b>100%</b>	<b>10,000</b>	<b>100%</b>




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 20. LONG-TERM BORROWINGS (CONTD.)**

₹ in million

	As at March 31, 2024		As at March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
<b>10,000 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each subscribed and fully paid up of ₹ 1,00,000 each. (March 31, 2023:10,000 fully paid up ₹ 100,000 each)</b>				
<b>Series B</b>				
Mr. Ravi Chandru Raheja	2,325	23.25%	2,325	23.25%
Mr. Neel Chandru Raheja	2,325	23.25%	2,325	23.25%
K Raheja Corp Private Limited	4,500	45.00%	4,500	45.00%
Ivory Properties and Hotels Private Limited	850	8.50%	850	8.50%
<b>Total</b>	<b>10,000</b>	<b>100%</b>	<b>10,000</b>	<b>100%</b>

**(d) Rights, Preferences and restrictions attached to preference shares.**

The Group has two classes of preference shares having a par value of ₹ 100,000 each per share. 1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

Rights, Preferences and restrictions attached to 0.00% Non-cumulative redeemable preference shares The preference shares do not carry any voting rights, even if dividend has remained unpaid for any year or dividend has not been declared by the Group for any year. Preference shares shall, subject to availability of profits during any financial year, be entitled to nominal dividend of Re.1 per preference share per year.

Preference shares issued by the Group are due for redemption at par. Accordingly, the preference shares are liable to be redeemed at any time at the option of the Group but not later than December 21, 2026 (March 31, 2023 : December 21, 2023).

In the event of liquidation of the Group before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.

10,000 0.00%(Series A) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.  
10,000 0.00%(Series B) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.

Rights, Preferences and restrictions attached to 0.00 % (Series A & Series B) Non-cumulative, Non-convertible redeemable preference shares The preference shares do not carry any voting rights.

With respect to the Residential project at Bengaluru ("Project"), w.e.f. June 04, 2018, the Promoter - Directors, have agreed to provide the Group either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0.00% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Group of ₹ 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. In this regard, the Group has a paid up preference share capital of ₹ 2,000 million as at March 31, 2024 (March 31, 2023: ₹ 2,000.00 million).

The Preference Shares do not carry any voting rights whatsoever in any meetings of the shareholders of the Group or of members of any class of shares of the Group. Subject to applicable laws, other than the amounts payable for redemption, no amounts shall be payable to the Preference Shareholders, whether by way of dividend or in any other manner whatsoever. In the event of liquidation of the Group before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 20. LONG-TERM BORROWINGS (CONTD.)****(e) Dividend on preference shares**

On August 14, 2023 amount of ₹ 1,600/- was paid as preference dividend to 1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

During the year ended March 31, 2024, amount of ₹ 1,600/- was proposed as preference dividend to 1,600 0.001% Non-cumulative redeemable preference shares of ₹ 1,00,000 each.

**NOTE 21. OTHER NON-CURRENT FINANCIAL LIABILITIES**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Security deposits	412.85	217.34
Retention money	43.81	35.40
	<b>456.66</b>	<b>252.74</b>

**NOTE 22. PROVISIONS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for gratuity	98.00	82.85
Provision for compensated absences	17.44	-
	<b>115.44</b>	<b>82.85</b>

**NOTE 23. OTHER NON-CURRENT LIABILITIES**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Deferred finance income	235.03	154.78
	<b>235.03</b>	<b>154.78</b>

**NOTE 24. BORROWINGS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Secured</b>		
Over draft accounts from banks	852.64	90.24
Current maturity of long term debt (refer Note 20)	9,970.71	5,733.39
	<b>10,823.35</b>	<b>5,823.63</b>




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 24. BORROWINGS (CONTD.)**
**A) Terms of repayment**
**Rate of interest**

Particulars	Sanction Amount ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/Modification of terms	Security Details
		As at March 31, 2024	As at March 31, 2023		
Standard Chartered Bank	500 (Including two sub limit of 20 million each)	8.50% to 9.80%	7.25% to 7.90%	Renewal every year.	Secured against land parcel admeasuring 6,826 sq. mtrs. at Powai (including future receivables) adjacent to the operating Westin Powai and Lakeside Chalet, Mumbai - Marriott Executive Apartments, Powai.
ICICI Bank Limited	3,080 (Term Loan - ₹ 2,285 million with ₹ 300 million OD as a sub-limit of term loan) OD 300 (Including four sublimit -20 million, 20 million 10 million and 5 million)	-	8.30%	Renewal every year and maturity is in September 2026 in line with the Term loan.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Hotel and Retail Block, Sahar (ii) Pari Passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Hotel and Retail Block, Sahar.
DBS Bank Limited	3,250 (Term Loan - ₹ 2,900 million and OD ₹ 200 million)	9.50% to 9.60%	7.25% to 9.50%	Renewal every year and maturity is in September 2025 in line with the Term loan.	It is secured by (i) Exclusive charge on immovable and movable property and receivables (both present future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
Indian Overseas Bank	50.00	11.55%	11.55%	Renewal every year.	Cash Credit is secured by hypothecation of inventories, crockery, cutlery, and linen held by the Company at its property in Powai, both present and future.
ICICI Bank Limited	1,900 (Term Loan - 1,530 million and OD 150 million)	9.45% to 9.00%	8.30% to 9.70%	Renewal every year and maturity is in June 2025 in line with the Term loan.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) Pari Passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 24. BORROWINGS (CONTD.)

Particulars	Sanction Amount ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/Modification of terms	Security Details
		As at March 31, 2024	As at March 31, 2023		
HDFC Bank Limited*	2,500 (Term loan - ₹ 2,300 million with ₹ 200 million OD as a sub-limit of term loan)	9.6% to 9.30%	8.25% to 9.60%	Overdraft to be reduced on a proportionate basis in line with term loan repayment.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii) pari-passu charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Powai Phase I and II.
Axis Bank Limited	4,500 (Term loan - 420 million with ₹ 300 million OD as a sub-limit of term loan)	8.95% to 9.30%	8.95%	Overdraft to be reduced in proportion of last 30 crores repayment of term loan	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad hotel
HSBC Limited	1,150 (Term loan - ₹ 1,130 million with ₹ 20 million OD as a sub-limit of term loan)	9.25% to 9.45%	7.40% to 8.85%	Renewal every year	It is secured by (i) Exclusive charge on immovable and movable property and receivables at Commercial Complex at Bangalore (ii) Exclusive charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial Complex at Bangalore
Standard Chartered Bank	900 (Term Loan - ₹ 750 million and OD ₹ 150 million)	-	7.25% to 7.70%	Overdraft to be reduced on a proportionate basis in line with term loan repayment.	It is secured by (i) Exclusive charge on immovable property and receivables at Retail Block at Bengaluru (ii) Exclusive charge by way of assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Retail Block at Bengaluru (iii) Charge over DSRA amounting to ₹ 50.00 million

\*the bank has confirmed that no event of default has been called due to the breach of covenants during the period ended March 31, 2024 and financial year 2022-23.

There are no material breaches of the covenants associated with the borrowings and none of the borrowings were called back during the period and in the previous year.




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 25. TRADE PAYABLES**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Total outstanding dues to micro enterprises and small enterprises (refer Note 44)	419.35	138.70
Total outstanding dues to creditors other than micro enterprises and small enterprises	1,581.74	1,344.56
	<b>2,001.09</b>	<b>1,483.26</b>

**Trade payable Ageing Schedule**
**as at March 31, 2024**

₹ in million

Particulars	Outstanding for following periods from due date of Invoice/Accrual				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	414.59	3.52	1.18	0.06	419.35
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,474.76	58.65	12.50	35.74	1,581.65
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	0.02	-	-	0.07	0.09
<b>Total</b>	<b>1,889.37</b>	<b>62.17</b>	<b>13.68</b>	<b>35.87</b>	<b>2,001.09</b>

**As at March 31, 2023**

₹ in million

Particulars	Outstanding for following periods from due date of Invoice/Accrual				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	136.09	0.42	-	-	136.51
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,188.93	73.75	36.81	44.72	1,344.21
Disputed dues of micro enterprises and small enterprises	1.62	0.57	-	-	2.19
Disputed dues of creditors other than micro enterprises and small enterprises	0.22	0.08	0.05	-	0.35
<b>Total</b>	<b>1,326.86</b>	<b>74.82</b>	<b>36.86</b>	<b>44.72</b>	<b>1,483.26</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 26. CURRENT - OTHER FINANCIAL LIABILITIES

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Creditors for capital expenditure		
- Total outstanding dues of micro enterprises and small enterprises and (refer Note 44)	231.44	376.41
- Total outstanding dues to creditors other than micro enterprises and small enterprises	279.53	400.47
Retention payable	260.94	94.57
Proposed Dividend*	-	0.00
Security deposits	40.78	33.97
Share of loss from Limited Liability Partnership (refer Note 58)	128.10	-
Other liabilities (includes ₹ 47.8 m )(refer Note 58)	241.75	124.61
	<b>1,182.54</b>	<b>1,030.03</b>

\*Amount less than million

## NOTE 27. OTHER CURRENT LIABILITIES

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Advances from customers towards sale of residential flats	4,237.15	1,664.42
Advances from customers towards hospitality services	209.07	245.68
Deferred finance income	4.13	4.15
Statutory dues payable*	372.19	289.58
	<b>4,822.54</b>	<b>2,203.83</b>

\*Statutory dues payable includes ESIC, TDS payable , provident fund payable, indirect taxes payable etc.

## NOTE 28. SHORT-TERM PROVISIONS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for gratuity	42.29	42.43
Provision for compensated absences	35.11	52.75
Provision for estimated / actual cancellation and alteration cost (refer foot note)	-	13.26
	<b>77.40</b>	<b>108.44</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 28. SHORT-TERM PROVISIONS (CONTD.)****Bengaluru residential project**

During the year 2013-14, Hindustan Aeronautics Limited (HAL) had raised an objection with regard to the permissible height of buildings of the Company's Bengaluru residential project. Pursuant to an interim order passed by the Karnataka High Court, in the petition filed by the Company, the Company had suspended construction activity at the Project and sale of flats.

Pending the outcome of the proceedings and a final closure of the matter, the Company suspended revenue recognition based on the percentage completion method after financial year ended March 31, 2014. Further, in case of cancellations subsequent to March 31, 2014, the Company reversed the revenue and derecognized margins in the respective year of cancellation. The Company also recompensed flat owners, in accordance with mitigation plans framed by the Company on account of the delay in completion of the project.

During the year ended March 31, 2018, without prejudice to its rights and remedies under law and keeping the commercial considerations in perspective, the Board of Directors of the Company, decided that the Company should proactively consider re-commencement of construction up to the minimum permissible limits and engage with the buyers above the 10th floor for evaluating possible options. Accordingly, the Company has reassessed the estimated cost of completion of the project upto 10th floor as per the aforementioned plan and has recognized a provision towards the following:

- cost of alteration of superstructure
- estimated costs in relation to potential cancellations

Further, cost of actual cancellation (where applicable) has also been provided for and included in the provision referred to above.

By Judgement dated May 29, 2020 the Karnataka High Court had allowed the writ petition in part, quashing the cancellation of the NOC and remanding back the matter to HAL for re-survey in a time bound manner and thereafter to proceed in accordance with law. The Company and HAL after discussions, signed terms for an amicable settlement of all the disputes between the parties, as per which the Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. Final orders in the matter have been passed by the Hon'ble Karnataka High Court on October 26, 2021 as per the said settlement terms and consequently, the litigation stands disposed. Demolition work of the area above 10th floor for all the 9 buildings has been completed in April 2022, and the NOC from HAL and approval from BBMP has been received.

The Company has also received approval for modification of the plan and extension for RERA completion deadline.

During the previous year, on account of various approval in place, the Management has considered reversal of earlier created provision for interest in relation to potential cancellation for the said flats above 10th floor amounting to ₹ 584.82 million and same is included in provision utilized during the previous year.

**Movement for provision for estimated / actual cancellation and alteration cost**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
Provision for estimated/actual cancellation		
Opening balance	13.26	612.59
Provisions made during the year	-	20.19
Provisions utilized during the year	(13.26)	(619.52)
<b>Closing balance</b>	<b>-</b>	<b>13.26</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 29. REVENUE FROM OPERATIONS

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(a) Sale of services</b>		
<b>Hospitality:</b>		
Room income	7,834.04	6,157.02
Food, beverages and smokes	3,923.73	3,385.90
Others services	917.03	741.77
<b>Retail and commercial:</b>		
Lease rent	1,089.96	886.78
Maintenance and other recoveries	134.14	95.81
Revenue from other services	16.66	17.39
<b>(b) Sale of products</b>		
<b>Real estate:</b>		
Sale of residential flats	-	-
	<b>13,915.56</b>	<b>11,284.67</b>

## Disaggregation of revenue information

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>a) Revenue based on geography</b>		
<b>Revenue from contract with customers</b>		
- Indian	12,674.80	10,284.69
- Overseas	-	-
	<b>12,674.80</b>	<b>10,284.69</b>
<b>b) Revenue based on product and services</b>		
<b>Revenue from contract with customers</b>		
- Room income	7,834.04	6,157.02
- Food, beverages and smokes	3,923.73	3,385.90
- Other services	917.03	741.77
	<b>12,674.80</b>	<b>10,284.69</b>
<b>c) Timing of transfer of goods and services</b>		
Revenue from goods or services transferred to customers at a point of time	12,674.80	10,284.69
Revenue from goods or services transferred to customers over time	-	-
	<b>12,674.80</b>	<b>10,284.69</b>
<b>d) Revenue as per contracted price</b>		
- Contracted price revenue/ revenue from contract with customers	12,674.80	10,284.69
	<b>12,674.80</b>	<b>10,284.69</b>




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 30. OTHER INCOME**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest income from instruments measured at amortized cost	136.38	323.03
Fair valuation gain on investment valued through Fair Value through Profit and Loss ('FVTPL')	0.04	-
Net mark to market gain on derivative contracts	-	2.32
Export benefits and entitlements	10.64	36.91
Profit on sale of investments (net)	8.30	1.99
Profit on sale of property, plant and equipment (net)	-	5.78
Interest on income tax refund	0.11	30.76
Miscellaneous income	115.60	108.35
	<b>271.07</b>	<b>509.14</b>

**NOTE 31. REAL ESTATE DEVELOPMENT COST**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>(i) Real estate development cost</b>	85.06	85.06
<b>(ii) Changes in inventories of finished goods and work in progress</b>		
Opening project work in progress	3,895.93	4,129.12
<b>Add:</b>		
Incurred during the year	1,280.72	117.70
Impairment of super structure cost		(350.89)
<b>Less: Closing stock</b>		
Transferred to property under development project	5,176.65	3,895.93
	-	-

**NOTE 32. FOOD AND BEVERAGES CONSUMED\***

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Food and beverages materials at the beginning of the year	106.09	86.69
Purchases	1,049.07	1,018.59
Food and beverages materials at the end of the year	122.81	106.09
	<b>1,032.35</b>	<b>999.19</b>

\*Includes complimentaries ₹ 107.01 million (March 31, 2023: ₹ 77.39 million)

**NOTE 33. OPERATING SUPPLIES CONSUMED**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Purchases	386.06	392.66
	<b>386.06</b>	<b>392.66</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 34. EMPLOYEE BENEFITS EXPENSE**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Salaries, wages and bonus	1,498.28	1,214.81
Contributions to provident fund and other funds	84.06	68.36
Staff welfare expenses	217.32	148.81
Employee stock option expense (refer Note 52)	100.45	78.98
	<b>1,900.11</b>	<b>1,510.96</b>

**NOTE 35. FINANCE COSTS**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest expenses	1,932.67	1,532.44
Exchange differences regarded as an adjustment to borrowing cost	-	4.46
Other borrowing cost	-	1.24
	<b>1,932.67</b>	<b>1,538.14</b>

**NOTE 36. OTHER EXPENSES**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Travelling and conveyance expenses	33.04	25.44
Power and fuel *	693.73	647.34
Rent	30.99	29.37
Repairs and maintenance		
- Buildings	198.50	171.63
- Plant and machinery	294.72	239.25
- Others	111.76	108.64
Insurance	53.43	42.31
Rates and taxes	441.57	292.42
Business promotion expenses	489.92	359.05
Commission	389.20	275.96
Royalty and management fees	662.61	510.56
Legal and professional charges	279.12	234.01
Other hotel operating cost	336.77	276.06
Bad debt written off	-	6.55
Provision for doubtful debts	4.22	-
Loss on foreign exchange fluctuation (Net)	14.00	25.86
Donations	-	0.02
Director sitting fees	6.45	4.13
Payment to auditors (refer Note 45)	22.38	16.97
Buyout labour & manpower contract	371.25	334.34
Corporate social responsibility expenses	3.34	0.81
Fixed assets written off	8.27	-





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 36. OTHER EXPENSES (CONTD.)

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Loss on sale of fixed assets	1.13	-
Provision for stock obsolescence	22.28	-
Share of loss in Limited Liability Partnership Firm	128.09	-
Sunk cost	0.19	-
Miscellaneous expenses **	210.49	144.54
	<b>4,807.45</b>	<b>3,745.26</b>

\*Net of ₹ 8.27 million (March 31, 2023: ₹ 1.88 million) on account of recoveries.

\*\*Net of ₹ 2.94 million (March 31, 2023: ₹ 2.75 million) on account of recoveries.

## NOTE 37. EXCEPTIONAL ITEMS

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
- Provision for impairment loss on Inventories	-	(184.38)
- Reversal of provision for cost of alteration of super structure cost	-	22.64
- Reversal of provision for estimated cost in relation to potential cancellation	-	584.82
<b>Total</b>	<b>-</b>	<b>423.08</b>

## NOTE 38. TAX EXPENSE

## (a) Amounts recognized in Statement of Profit and Loss for continuing operations

₹ in million

Current income tax expense	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Current tax</b>		
Current year (Including earlier years)	289.40	178.14
MAT credit entitlement	(289.40)	(178.41)
Deferred tax expense /(credit)	(98.01)	895.15
<b>Tax charge/ (credit) for the year</b>	<b>(98.01)</b>	<b>894.88</b>

## (b) Amounts recognized in other comprehensive income

₹ in million

Particulars	For the year ended March 31, 2024			For the year ended March 31, 2023		
	Before tax	Tax (expense) benefit	Net of tax	Before Tax	Tax (expense) benefit	Net of tax
<b>Items that will not be reclassified to profit or loss</b>						
Remeasurements of the defined benefit plans	(12.70)	4.31	(8.39)	(7.51)	2.87	(4.64)
	<b>(12.70)</b>	<b>4.31</b>	<b>(8.39)</b>	<b>(7.51)</b>	<b>2.87</b>	<b>(4.64)</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 38. TAX EXPENSE (CONTD.)

## (c) Reconciliation of effective tax rate for continuing operations

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit before tax	2,684.81	2,772.53
Company's domestic tax rate	34.94%	34.94%
<b>Tax using the Company's domestic tax rate</b>	<b>938.18</b>	<b>968.83</b>
<b>Tax effect of:</b>		
Recognition of deferred tax on previously unrecognized tax losses	(584.21)	-
Expenses not allowed under tax	174.12	112.46
Standard deduction	(101.32)	(84.05)
Indexation of land and investment property	(523.17)	(158.80)
Others	(1.61)	56.71
	<b>(98.01)</b>	<b>895.15</b>

The Company weighted average tax rates for years ended March 31, 2024 is (3.65%) and March 31, 2023 is 32.29% respectively.

## (d) Movement in deferred tax balances

## Movement in deferred tax balances for the year ended March 31, 2024

₹ in million

Particulars	Net balance as at March 31, 2023	Recognised in profit or loss credit/ (charge)	Recognised in OCI	Recognised in equity	Others	Net balance as at March 31, 2024
<b>Deferred tax asset/ (liabilities)</b>						
Property, plant and equipment	(2,609.20)	(441.94)	-	-	-	(3,051.14)
Investment property	232.21	165.38	-	-	-	397.59
Real estate inventory	(20.24)	172.66	-	-	-	152.42
Expenditure on specified business u/s 35 AD	2,465.04	41.93	-	-	-	2,506.97
Provisions	86.05	(90.36)	4.31	-	-	(0.00)
Borrowings	(27.66)	15.51	-	-	-	(12.15)
Other current liabilities	138.19	63.94	-	-	-	202.13
Other current assets	(234.25)	11.89	-	-	-	(222.36)
Unabsorbed depreciation/ carry forward tax losses	681.45	49.08	-	-	-	730.53
Unabsorbed losses on House property	396.95	(60.60)	-	-	-	336.35
Employee Stock Option	8.34	27.54	-	-	-	35.88
Inventory	7.48	(7.48)	-	-	-	-
Right of use assets and lease liability	23.35	7.73	-	-	-	31.08
MAT Credit Entitlement	178.41	285.89	-	-	-	464.30
Other items	122.36	(157.20)	-	-	-	(34.84)
<b>Deferred tax assets/ (liabilities)</b>	<b>1,448.48</b>	<b>83.97</b>	<b>4.31</b>	<b>-</b>	<b>-</b>	<b>1,536.76</b>




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 38. TAX EXPENSE (CONTD.)**

₹ in million

Particulars	Net balance as at March 31, 2024
Deferred tax assets	1,550.80
Deferred tax liabilities	-
Net deferred tax assets	1,550.80

**Movement in deferred tax balances for the year ended March 31, 2023**

₹ in million

Particulars	Net balance as at March 31, 2022	Recognised in profit or loss credit/(charge)	Recognised in OCI	Recognised in equity	Others	Net balance as at March 31, 2023
<b>Deferred tax asset/(liabilities)</b>						
Property, plant and equipment	(2,774.44)	165.24	-	-	-	(2,609.20)
Investment property	192.95	39.26	-	-	-	232.21
Assets classified as held for sale	0.05	(0.05)	-	-	-	-
Real estate inventory	(20.24)	-	-	-	-	(20.24)
Expenditure on specified business u/s 35 AD	2,592.68	(127.64)	-	-	-	2,465.04
Investments	-	-	-	-	-	-
Provisions	322.21	(239.03)	2.87	-	-	86.05
Borrowings	(38.26)	10.60	-	-	-	(27.66)
Other current liabilities	145.26	(7.07)	-	-	-	138.19
Other current assets	(199.55)	(34.70)	-	-	-	(234.25)
Unabsorbed depreciation/ carry forward tax losses	1,357.11	(675.66)	-	-	-	681.45
Unabsorbed losses on House property	416.11	(19.16)	-	-	-	396.95
Employee Stock Option	8.34	-	-	-	-	8.34
Inventory	7.48	-	-	-	-	7.48
Right of use assets and lease liability	14.55	8.80	-	-	-	23.35
MAT Credit Entitlement	195.00	(16.59)	-	-	-	178.41
Other items	121.51	0.85	-	-	-	122.36
<b>Deferred tax assets/(liabilities)</b>	<b>2,340.76</b>	<b>(895.15)</b>	<b>2.87</b>	<b>-</b>	<b>-</b>	<b>1,448.48</b>

₹ in million

Particulars	Net balance as at March 31, 2023
Deferred tax assets	1,448.48
Deferred tax liabilities	-
Net deferred tax assets	1,448.48

Deferred tax assets includes recognition of ₹ 584.21 million during the year, pursuant to the merger of wholly owned subsidiary company ('transferor company') with the Company ('transferee company'). The transferee company has recognized deferred tax assets on the brought forward business losses (including unabsorbed depreciation) pertaining to transferor company which has been recognized considering the relevant facts and circumstances to the extent that the Company has convincing evidences based on its business plans and budgets, the unutilized tax losses/ credit will be utilized.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 38. TAX EXPENSE (CONTD.)**

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Significant management judgement is required in determining provision for income tax, deferred income tax assets and liabilities and recoverability of deferred income tax assets. The recoverability of deferred income tax assets is based on estimates of taxable income and the year over which deferred income tax assets will be recovered. Any changes in future taxable income would impact the recoverability of deferred tax assets.

Deferred tax assets for the carry forward of unused tax losses on business and house property are recognized to the extent that it is probable that future taxable profits will be available against which the unused tax losses can be utilized. The Company recognizes a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets – unrecognized or recognized, are reviewed at each reporting date and are recognized/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

The Company has recognized deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Company. The business losses can be carried forward for a year of 8 years as per the tax regulations and the Company expects to recover the losses.

Accordingly, the Company, has recognized deferred tax asset on the carried forward business losses after considering the relevant facts and circumstances during each financial year to the extent that the Company had convincing evidence based on its business plans and budgets to the extent that the deferred tax asset will be realised. Consequently, the Company has not recognized deferred tax asset of ₹ 1,066.88 million as at March 31, 2024 (March 31, 2023 : ₹ 1,078.40 million) on the carried forward lossess of the Company.

**NOTE 39. EARNINGS PER SHARE (EPS)**

₹ in million

Particulars	March 31, 2024	March 31, 2023
Profit attributable to equity shareholders	2,782.82	1,877.65
Profit attributable to equity holders of the Company	2,782.82	1,877.65
Calculation of weighted average number of equity shares		
Number of shares at the beginning of the year	20,50,24,864.00	20,50,23,864.00
Add: Shares issued during the year	4,49,144.00	1,000.00
Number of equity shares outstanding at the end of the year	20,54,74,008.00	20,50,24,864.00
Weighted average number of equity shares outstanding during the year	20,52,52,001.66	20,50,24,433.86
Total Number of potential Equity Shares	2,90,995.31	94,600.67
Weighted average number of equity shares outstanding during the year(Diluted)	20,55,42,996.96	20,51,19,034.53
Earnings per equity share (Face value of ₹ 10 each)		
Basic	13.56	9.16
Diluted	13.54	9.15

**Note:**

Weighted average number of shares is the number of equity shares outstanding at the beginning of the year/ year adjusted by the number of equity shares issued during year/ year, multiplied by the time weighting factor. The time weighting factor is the number of days for which the specific shares are outstanding as a proportion of total number of days during the year. The impact of dilution on account of ESOP will not be considered if they are anti-dilutive.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 40. GOVERNMENT GRANT****Export Promotion Capital Goods (EPCG) scheme**

The Company under the EPCG scheme receives a grant from the Government towards import of capital goods without any levy of import duty. The Company has an obligation towards future exports of the Company.

The Company has recognized a deferred grant at the point of waiver of import duty in relation to import of capital goods. Given that the grant is conditional on fulfillment of future export obligation, the same is treated as a revenue grant and is accordingly recognized in the Statement of Profit and Loss on fulfilment of such obligation.

₹ in million

Particulars	March 31, 2024	March 31, 2023
Opening Balance	-	23.98
Grants received during the year	10.64	12.93
Less: Released to Statement of Profit and Loss	(10.64)	(36.91)
Closing balance	-	-

**Served from India scheme (SFIS)/Service exports from India scheme (SEIS)**

The Company under SFIS / SEIS receives an entitlement / credit to be sold separately (only in case of SEIS) or utilized against future imports.

The Company recognizes income in respect of duty credit entitlement arising from export sales under the SFIS/SEIS of the Government of India in the year of exports, provided there is no significant uncertainty regarding the entitlement and availment of the credit and the amount thereof. Export credit entitlement can be utilized within specified benefit year, by way of adjustment against duties payable on purchase of capital equipments, spare parts and consumables or sale of such licenses.

₹ in million

Particulars	March 31, 2024	March 31, 2023
Opening balance	-	49.92
Grants received during the year	-	-
Less: Utilization	-	(49.92)
Less: Written off	-	-
Closing balance	-	-
Income recognized in Statement of Profit and Loss on account of EPCG (A)	10.64	36.91
Income recognized in Statement of Profit and Loss on account of SFIS/SEIS (B)	-	-
<b>Total income recognized in the Statement of Profit and Loss (A+B)</b>	<b>10.64</b>	<b>36.91</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 41. EMPLOYEE BENEFITS****a) Defined contribution plan**

The contributions paid/payable to Provident Fund, Employees State Insurance Scheme, Employees Pension Schemes, 1995 and other funds are determined under the relevant approved schemes and/or statutes and are recognized as expense in the Revised Standalone Statement of Profit and Loss during the year in which the employee renders the related service. There are no further obligations other than the contributions payable to the approved trusts/appropriate authorities.

The Company has recognized the following amounts in the Standalone Statement of Profit and Loss for the year.

₹ in million		
Particulars	March 31, 2024	March 31, 2023
Employer's contribution to Provident Fund and ESIC	84.06	68.36
	<b>84.06</b>	<b>68.36</b>

**b) Defined benefit plan****Gratuity**

The Company provides for gratuity for employees as per the Payment of Gratuity Act, 1972.

The Company follows unfunded gratuity except for:

(i) Hotel division of holding company (Westin, Hyderabad) where fund is maintained with Life Insurance Corporation of India.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity was carried out as at March 31, 2023. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the details of the employee benefit obligation and the plan assets as at balance sheet date:

₹ in million		
Particulars	March 31, 2024	March 31, 2023
Defined benefit obligation	141.22	126.21
Less: Fair value of plan assets	(0.93)	(0.93)
<b>Net defined benefit obligation</b>	<b>140.29</b>	<b>125.28</b>

**Fair value of the plan assets and present value of the defined benefit obligation**

The amount included in the Balance sheet arising from the Group's obligation and plan assets in respect of its defined benefit schemes is as follows:

₹ in million		
Particulars	March 31, 2024	March 31, 2023
<b>1 Movement in defined benefit obligation:</b>		
At the beginning of the year	126.21	114.11
Current service cost	8.97	9.13
Interest cost	8.92	5.87
Liability Transferred In/ Acquisitions	2.35	-
(Gains)/ Losses on Curtailment	(7.89)	(0.93)
Due to change in demographic assumptions	0.27	(8.99)
Due to change in financial assumptions	(0.42)	3.76
Due to experience	10.40	14.60





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 41. EMPLOYEE BENEFITS (CONTD.)

₹ in million

Particulars		March 31, 2024	March 31, 2023
	Benefit paid	(7.59)	(11.34)
	<b>At the end of the year</b>	<b>141.22</b>	126.21
<b>2</b>	<b>Movement in fair value of plan assets:</b>		
	At the beginning of the year	0.93	0.93
	Interest income	0.07	0.05
	Expected return on plan assets	(0.07)	(0.05)
	<b>At the end of the year</b>	<b>0.93</b>	0.93
<b>3</b>	<b>Recognised in profit or loss</b>		
	Current service cost	8.97	9.09
	Interest expense	8.85	5.87
	Interest income	7.89	0.05
	<b>For the year</b>	<b>9.93</b>	14.91
<b>4</b>	<b>Recognised in other comprehensive income</b>		
	Actuarial (gains)/losses on obligations	12.70	7.51
	<b>For the year</b>	<b>12.70</b>	7.51
<b>5</b>	<b>Plan assets for this Fund are insurance funds. (100%)</b>		
<b>6</b>	The principal actuarial assumptions used for estimating The Company's benefit obligations are set out below (on a weighted average basis):		
	<b>Employees of Chalet Hotels Limited</b>		
	Rate of increase in salaries (%)	8 - 9%	8 - 9%
	Discount rate (%)	7.20%	7.2 - 7.29%
	Employee turnover rate	24-60%	24-60%
	Mortality rate during employment	<b>Indian Assured Lives Mortality 2012-14 (Urban)</b>	Indian Assured Lives Mortality 2012-14 (Urban)

**7 Sensitivity of the defined benefit obligation**

Particulars	March 31, 2024		March 31, 2023	
	Increase	Decrease	Increase	Decrease
Discount rate (1% movement)	(3.31)	3.54	(2.88)	3.08
Rate of increase in salaries (1% movement)	3.29	(3.16)	3.00	(2.86)
Rate of employee turnover (1% movement)	(0.46)	0.48	(0.40)	0.41

The above sensitivity analysis have been calculated to show the movement in defined benefit obligation in isolation and assuming there are no other changes in market conditions at the reporting date. In practice, generally it does not occur. When we change one variable, it affects to others. In calculating the sensitivity, project unit credit method at the end of the reporting year has been applied.

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

**8** Expected contributions to gratuity fund for the year ended March 31, 2024 is ₹ 39.80 million (March 31, 2023): ₹ 39.80 million





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 41. EMPLOYEE BENEFITS (CONTD.)****9 The expected future cash flows as at March 31, 2024 were as follows**

₹ in million

Particulars	Up to 1 year	Between 1-2 years	Between 2-5 years	More than 5 years	Total
<b>March 31, 2024</b>	43.85	28.88	56.08	36.33	165.14
Defined benefit obligation (gratuity - non funded)	41.40	27.77	55.21	35.99	160.38
Defined benefit obligation (gratuity)	2.45	1.11	0.87	0.34	4.77
<b>March 31, 2023</b>	39.80	24.00	48.18	30.55	142.53
Defined benefit obligation (gratuity - non funded)	37.52	22.85	47.14	30.37	137.87
Defined benefit obligation (gratuity)	2.28	1.15	1.04	0.18	4.65

**(c) Short-term compensated absences:**

Compensated absences, classified as long term benefits is recognized as an expense and included in "Employee benefits expense" in the Revised Standalone Statement of Profit and Loss during the year. The following table provides details in relation to compensated absences.

₹ in million

Particulars	March 31, 2024	March 31, 2023
Expenses for the year	0.21	14.94
Closing balance	52.55	52.75

**NOTE 42. LEASES****A. Leases as lessor (Operating lease)**

The Company leases out its investment property on operating lease basis (Refer note 4 ). Also, the Company leases office premises and shops in hotel premises.

i) Amount recognized in the Standalone Statement of Profit and Loss :

₹ in million

Description	For the year ended March 31, 2024	For the year ended March 31, 2023
Income from lease of shops in hotels included in revenue from operations	0.29	0.18
Income from lease of office premises included in revenue from operations	1,089.67	888.94
<b>Total</b>	<b>1,089.96</b>	<b>889.12</b>

ii) Future minimum lease receivables under non cancellable operating lease of shops in hotels and office premises :

₹ in million

Future minimum lease receivables	For the year ended March 31, 2024	For the year ended March 31, 2023
Less than one year	1.69	2.82
Between one and five years	3.60	13.51
More than five years	5.70	284.31
	<b>10.99</b>	<b>300.63</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 42. LEASES (CONTD.)

iii) Future minimum lease receivables under non cancellable operating lease of investment properties :

₹ in million

Future minimum lease receivables	For the year ended March 31, 2024	For the year ended March 31, 2023
Less than one year	1,155.82	862.79
Between one and five years	4,742.85	3,682.69
More than five years	414.29	1,300.86
<b>Total</b>	<b>6,312.96</b>	<b>5,846.34</b>

## B. Right-of-use assets

₹ in million

Particulars	March 31, 2024	March 31, 2023
<b>Cost</b>		
Opening Balance	649.09	649.09
Additions	-	-
Disposals	-	-
<b>Closing Balance</b>	<b>649.09</b>	<b>649.09</b>
<b>Accumulated depreciation and impairment</b>		
Opening Balance	124.42	59.54
Additions*	65.04	64.88
Disposals	-	-
<b>Closing Balance</b>	<b>189.46</b>	<b>124.42</b>

\* During the year depreciation of ₹ 10.84 million (March 31, 2023 - ₹ 37.68 million) has been capitalized on account of new property launch (refer note 3(2)).

₹ in million

Particulars	March 31, 2024	March 31, 2023
<b>Carrying amounts</b>		
<b>Balance at March 31, 2023</b>	<b>459.63</b>	<b>524.67</b>
<b>Lease Liabilities</b>		
Opening Balance	591.47	631.17
Additions	-	-
Less: Disposals	-	-
Add: Interest Expense on lease Liabilities	45.76	48.97
Less: Total cash outflow for leases	88.67	88.67
<b>Closing Balance</b>	<b>548.56</b>	<b>591.47</b>
Long term lease liabilities	498.16	548.56
Short term lease liabilities	50.40	42.91
	<b>548.56</b>	<b>591.47</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 42. LEASES (CONTD.)****Breakdown of lease expenses**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Short-term lease expense	71.14	67.25
Low value lease expense	40.94	6.71
<b>Total lease expense</b>	<b>112.08</b>	<b>73.95</b>

**Maturity analysis - Undiscounted**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Lease liabilities</b>		
Less than 1 year	55.26	88.67
Between 1 and 2 years	39.99	92.36
2 and 5 years	93.12	296.67
Over 5 years	228.62	336.17
<b>Total</b>	<b>415.99</b>	<b>812.87</b>

**NOTE 43. CONTINGENT LIABILITIES AND COMMITMENTS (to the extent not provided for)****(A) Contingent Liabilities**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Contingent liabilities</b>		
<b>Claims against the Company not acknowledged as debts</b>		
Disputed service tax demands	98.55	69.74
Disputed income tax demands	181.53	401.54
Disputed VAT demands	13.08	13.08
Disputed provident funds demands	-	5.80
Labour Dispute	1.00	12.21
Transportation Charges	-	0.08
Power Facilitation Agreement	-	36.17
Contractors Claim	-	184.87
SFIS/SEIS Scheme	5.74	17.27
EPCG obligation	-	4.78

- The Company is a party to various other proceedings in the normal course of business and does not expect the outcome of these proceedings to have an adverse effect on its financial conditions, results of operations or cash flows.
- Further, claims by parties in respect of which the Management has been legally advised that the same are frivolous and not tenable, have not been considered as contingent liabilities as the possibility of an outflow of resources embodying economic benefits is highly remote.
- In December 2005, the Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai) from K. Raheja Corp Private Limited (reflected under prepayment and others above). The Company has been operating the Four Points By Sheraton



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 43. CONTINGENT LIABILITIES AND COMMITMENTS (to the extent not provided for) (CONTD.)

Hotel at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on January 22, 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the Standalone financial statements. The balance of prepaid lease rental in relation to such leasehold land as of March 31, 2024 is ₹ 47.34 million (March 31, 2023: ₹ 48.54 million). and carrying value of property, plant and equipment as at March 31, 2024 is ₹ 348.46 million (March 31, 2023: ₹ 348.46 million).

- d. The Company has considered as at March 31, 2022 ₹ 31.41 million towards service tax refund receivable against cancellations of flats. One of the Company's claim was rejected by the Customs, Excise & Service Tax Appellate Tribunal, Regional Bench, Bangalore on grounds of time limitations. The Company had filed appeal with Honourable High Court of Karnataka in this regard and has received favorable order for same. Based on the High Court order the Company has filed application for refund of the said amount with GST authorities.

#### (B) Commitment

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	413.15	1,930.07

### NOTE 44. TOTAL OUTSTANDING DUES OF MICRO ENTERPRISES AND SMALL ENTERPRISES

During the year, Micro small and medium enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Company on the basis of the information available with the Company and the auditors have relied on the same.

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
The amounts remaining unpaid to micro and small enterprises as at the end of the year.		
Principal	650.79	515.08
Interest	1.03	0.03
The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006)	1.26	-
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting year.	64.05	-
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year	1.03	0.03
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under the MSMED Act, 2006	-	-



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 45. PAYMENT TO AUDITORS**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Audit fees	14.40	13.21
Tax audit fees	2.10	0.68
Other services	4.88	1.73
Out of pocket expenses	1.00	1.35
<b>Amount debited to the Statement of Profit and Loss (excluding taxes)</b>	<b>22.38</b>	<b>16.97</b>

**NOTE 46. CORPORATE SOCIAL RESPONSIBILITY****Details of CSR expenditure:**

₹ in million

	March 31, 2024	March 31, 2023
a) Gross amount required to be spent by the Company during the year	-	-
b) Amount approved by the Board to be spent during the year	5.00	2.50
c) Amount spent during the year :		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	3.34	0.81
d) Details related to spent / unspent obligations:		
i) Contribution to Public Trust	-	-
ii) Contribution to Charitable Trust	-	-
iii) Unspent amount in relation to:		
- Ongoing project	-	-
- Other than ongoing project	-	-
	-	-

**Details of ongoing project and other than ongoing project****March 31, 2024****In case of S. 135(6) (Ongoing Project)**

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company			From Company's bank A/c	From Separate CSR Unspent A/c	From Company's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

**In case of S. 135(5) (Other than ongoing Project)**

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	-	3.34	(3.34)




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 46. CORPORATE SOCIAL RESPONSIBILITY (CONTD.)**
**March 31, 2023**
**In case of S. 135(6) (Ongoing Project)**

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company			From Company's bank A/c	From Separate CSR Unspent A/c	From Company's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

**In case of S. 135(5) (Other than ongoing Project)**

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	-	0.81	(0.81)

**NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT**
**(A) Accounting classification and fair values**

Carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy, are presented below. It does not include the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

March 31, 2024	Carrying amount			Fair value			
	FVTPL	Amortized Cost	Total	Level 1	Level 2	Level 3	Total
<b>Non-current financial assets</b>							
Investment in subsidiaries		2,017.29	2,017.29	-	-	-	-
Investment in equity shares	88.86		88.86			88.86	
Other investments	-	0.13	0.13	-	-	-	-
Other non-current financial assets	-	707.93	707.93	-	-	-	-
<b>Current financial assets</b>			-				
Trade receivables	-	534.91	534.91	-	-	-	-
Cash and cash equivalents	-	600.05	600.05	-	-	-	-
Other bank balances	-	189.93	189.93	-	-	-	-
Loans	-	1,596.96	1,596.96	-	-	-	-
Other current financial assets	-	199.71	199.71	-	-	-	-
	<b>88.86</b>	<b>7,864.19</b>	<b>7,953.05</b>	<b>-</b>	<b>-</b>	<b>88.86</b>	<b>-</b>
<b>Non-current financial liabilities</b>							
Borrowings	-	16,586.72	16,586.72	-	-	-	-
Other non-current financial liabilities	-	456.66	456.66	-	-	-	-
Lease liabilities		498.16	498.16				





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

## NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

March 31, 2024	Carrying amount			Fair value			
	FVTPL	Amortized Cost	Total	Level 1	Level 2	Level 3	Total
<b>Current financial liabilities</b>			-				-
Borrowings	-	10,823.35	10,823.35	-	-	-	-
Trade payables	-	2,001.09	2,001.09	-	-	-	-
Other financial liabilities	-	1,182.54	1,182.54	-	-	-	-
Lease liabilities		50.40					
	-	<b>31,598.92</b>	<b>31,548.52</b>	-	-	-	-
<b>March 31, 2023</b>	<b>Carrying amount</b>			<b>Fair value</b>			
	FVTPL	Amortized Cost	Total	Level 1	Level 2	Level 3	Total
<b>Non-current financial assets</b>							
Investment in equity shares	63.34		63.34	-	-	63.34	63.34
Other investments	-	0.13	0.13	-	-	-	-
Other non-current financial assets	-	533.76	533.76	-	-	-	-
<b>Current financial assets</b>			-				
Trade receivables	-	582.94	582.94	-	-	-	-
Cash and cash equivalents	-	363.43	363.43	-	-	-	-
Other bank balances	-	455.29	455.29	-	-	-	-
Loans	-	354.56	354.56	-	-	-	-
Other current financial assets	-	129.12	129.12	-	-	-	-
Derivative asset	0.75	-	0.75	-	-	-	-
	<b>64.09</b>	<b>4,011.30</b>	<b>4,075.39</b>	-	-	<b>63.34</b>	<b>63.34</b>
<b>Non-current financial liabilities</b>							
Borrowings	-	22,077.13	22,077.13	-	-	-	-
Other non-current financial liabilities	-	252.74	252.74	-	-	-	-
Lease liabilities		548.56	548.56	-	-	-	-
<b>Current financial liabilities</b>							
Borrowings	-	5,823.63	5,823.63	-	-	-	-
Trade payables	-	1,483.26	1,483.26	-	-	-	-
Other financial liabilities		1,030.03	1,030.03	-	-	-	-
Lease liabilities	-	42.91	42.91	-	-	-	-
	-	<b>31,258.26</b>	<b>31,258.26</b>	-	-	-	-

## (i) Valuation techniques used to determine fair value

Specific valuation techniques used to value financial instruments include :

- the fair value of certain unlisted equity shares are determined based on the income approach or the comparable market approach, and for certain equity shares equals to the cost.
- the fair value for the currency swap is determined using forward exchange rate for balance maturity.
- the fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)

- the fair value of the forward foreign exchange contracts is determined using forward exchange rates at the balance sheet date.
- the fair value preference shares and the remaining financial instruments is determined using discounted cash flow analysis. The valuation model considers the present value of expected receipt/payment discounted using appropriate discounting rates.

The investments included in level 3 of the fair value hierarchy have been valued using the discounted cash flow technique to arrive at the fair value.

#### (ii) Fair value measurements using significant unobservable inputs (level 3)

Reconciliation of level 3 fair values

Particulars	FVTPL Equity shares
Balance at March 31, 2023	63.34
Additions / Deletions during the year	25.52
<b>Balance at March 31, 2024</b>	<b>88.86</b>

#### (iii) Sensitivity analysis

The Company has invested in equity shares of entities engaged in generation of hydro power for securing the supply of renewable energy. The Company does not have any exposure or rights to variable returns. Hence no sensitivity is required for such equity shares.

#### Financial risk management

The Company has exposure to the following risks arising from financial instruments:

- Credit risk;
- Liquidity risk;
- Market risk;

#### Risk management framework

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors is responsible for developing and monitoring the Company's risk management policies.

The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

#### (B) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, cash and cash equivalents and other bank balances, derivatives and investment securities. The carrying amounts of financial assets represent the maximum credit exposure.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)****(a) Trade receivables from customers**

The Company does not have any significant credit exposure in relation to revenue generated from hospitality business. For other segments the Company has established a credit policy under which each new customer is analyzed individually for creditworthiness before entering into contract. Sale limits are established for each customer, reviewed regularly and any sales exceeding those limits require approval from the appropriate authority. There are no significant concentrations of credit risk within the Company.

**Impairment**

The ageing of trade and other receivables that were not impaired was as follows.

₹ in million		
Particulars	March 31, 2024	March 31, 2023
<b>(a) Trade Receivables considered good - Secured;</b>		
<b>(b) Trade Receivables considered good - Unsecured;</b>		
Neither past due not impaired		
Past due not impaired		
Less than 6 months	518.96	565.86
More than 6 months	34.98	31.03
<b>Total</b>	<b>553.94</b>	<b>596.89</b>
(c) Trade Receivables which have significant increase in Credit Risk; and	1.71	1.65
(d) Trade Receivables - credit impaired	12.58	13.67

**The movement in the allowance for impairment in respect of other receivables during the year was as follows:**

₹ in million		
Particulars	March 31, 2024	March 31, 2023
Balance as at March 31, 2023	(29.27)	47.75
Impairment loss recognized / (reversed)	(4.05)	(77.02)
Balance as at March 31	(33.32)	(29.27)

**(b) Cash and cash equivalents and other bank balances**

The cash and cash equivalents and other bank balances are held with bank and financial institution counterparties with good credit rating.

**(c) Derivatives**

The derivatives are entered into with banks, financial institutions and other counterparties with good credit ratings. Further exposures to counter-parties are closely monitored and kept within the approved limits.

**(d) Other financial assets**

Other financial assets are neither past due nor impaired.

**(C) Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

**Exposure to liquidity risk**

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

₹ in million

March 31, 2024	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
<b>Non-derivative financial liabilities</b>						
<b>Non current, non derivative financial liabilities</b>						
Borrowings (including current maturity of long term debt)	26,557.43	37,226	14,718.96	7,048.93	15,298.44	160.00
Security deposits	412.85	412.85	-	2.37	201.91	208.57
<b>Current, non derivative financial liabilities</b>						
Borrowings	852.64	852.64	852.64	-	-	-
Trade payables	2,001.09	2,001.09	2,001.09	-	-	-
Other current financial liabilities	1,182.54	1,182.54	1,182.54	-	-	-
<b>Derivative financial liabilities</b>						
Forward exchange contract (gross settled)						
- Outflow	-	-	-	-	-	-
- Inflow	-	-	-	-	-	-
<b>Total</b>	<b>31,006.55</b>	<b>41,675.45</b>	<b>18,755.23</b>	<b>7,051.30</b>	<b>15,500.35</b>	<b>368.57</b>

₹ in million

March 31, 2023	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
<b>Non-derivative financial liabilities</b>						
<b>Non current, non derivative financial liabilities</b>						
Borrowings (including current maturity of long term debt)	27,810.52	35,949.92	5,661.79	5,608.49	18,887.60	5,792.04
Security deposits	252.74	252.73	-	1.51	70.54	180.68
<b>Current, non derivative financial liabilities</b>						
Borrowings	90.24	90.24	90.24			
Trade payables	1,483.26	1,483.26	1,483.26	-	-	-
Other current financial liabilities	1,030.03	1,030.03	1,030.03	-	-	-
<b>Derivative financial liabilities</b>						
Forward exchange contract (gross settled)						
- Outflow	373.05	373.05	373.05			
- Inflow	(369.45)	(369.45)	(369.45)			
<b>Total</b>	<b>30,670.39</b>	<b>38,809.78</b>	<b>8,268.92</b>	<b>5,610.00</b>	<b>18,958.14</b>	<b>5,972.72</b>

The Company has sufficient current assets comprising of Trade Receivables, Cash & Cash Equivalents, Other Bank Balances (other than restricted balances), Loans and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities. The Company has overdraft facilities, general corporate borrowings, which are used to ensure that the financial obligations are met as they fall due in case of any deficit.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)****(D) Market risk**

Market risk is the risk that the changes in market prices such as foreign exchange rates, interest rates and equity prices will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Company uses derivative to manage market risk.

**(E) Currency risk**

The Company is exposed to currency risk on account of its operating and financing activities. The functional currency of the Company is Indian Rupee. The exchange rate between the Indian rupee and foreign currencies has changed substantially in recent years and may continue to fluctuate substantially in the future. Consequently, the Company uses derivative instruments, i.e., foreign exchange forward contracts to mitigate the risk of changes in foreign currency exchange rates in respect of recognized liabilities. The Company enters into foreign currency forward contracts which are not intended for trading or speculative purposes but for hedge purposes to establish the amount of reporting currency required or available at the settlement date of certain payables.

Particulars	Buy / Sell	Currency	Cross Currency	March 31, 2024		March 31, 2023	
Forward contract	Buy	USD	₹	USD	Nil	USD	4.5 million

**Exposure to currency risk**

The summary quantitative data about the Company's exposure to currency risk as reported to the management of the Company is as follows. The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

The amounts reflected in the table below represent the exposure to respective currency in Indian Rupees :

₹ in million

Particulars	March 31, 2024			March 31, 2023		
	USD	EUR	GBP	USD	EUR	GBP
<b>Financial liabilities</b>						
Trade payables	399.33	0.11	0.41	569.63	0.10	0.12
	399.33	0.11	0.41	569.63	0.10	0.12
<b>Net exposure</b>	<b>399.33</b>	<b>0.11</b>	<b>0.41</b>	<b>569.63</b>	<b>0.10</b>	<b>0.12</b>

**Sensitivity analysis**

A reasonably possible strengthening (weakening) of the Indian Rupee against all other foreign currencies at March 31, would have affected the measurement of financial instruments denominated in a foreign currency and affected profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

₹ in million

Particulars	Profit or loss before tax			
	March 31, 2024		March 31, 2023	
	Strengthening	Weakening	Strengthening	Weakening
<b>Effect in ` (before tax)</b>				
USD (1% movement)	3.99	(3.99)	5.70	(5.70)




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**
**(F) Interest rate risk**

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing financial assets or borrowings because of fluctuations in the interest rates, if such assets/borrowings are measured at fair value through profit or loss. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing borrowings will fluctuate because of fluctuations in the interest rates.

The Group adopts a policy to hedge the interest rate movement in order to mitigate the risk with regards to floating rate linked loans based on the market outlook on interest rates. This is achieved partly by entering into fixed rate instruments and partly by borrowing at a floating rate and using interest rate swaps as hedges of the variability in cash flows attributable to interest rate risk.

**Particulars of outstanding interest rate swaps as at**

March 31, 2024	NIL
March 31, 2023	NIL

**Exposure to interest rate risk**

The interest rate profile of the Company's interest-bearing financial instruments is as follows.

₹ in million

Particulars	Carrying amount	
	March 31, 2024	March 31, 2023
<b>Fixed-rate instruments</b>		
<b>Loans given</b>		
Loans to related parties	(1,596.96)	(354.56)
<b>Non current borrowings</b>		
Non-cumulative redeemable preference shares	2,003.49	1,858.93
From related parties	644.93	383.37
<b>Current borrowings</b>		
Loan from related parties other than directors	-	-
<b>Total</b>	<b>1,887.74</b>	<b>1,744.17</b>
Variable-rate instruments		
<b>Non current borrowings</b>		
Rupee term loans from banks	11,841.15	10,811.11
Rupee term loans from others	2,097.15	9,023.72
<b>Current borrowings</b>		
Cash credit/overdraft accounts from banks	852.64	90.24
Current maturity of long term debt	9,970.71	5,733.39
<b>Total</b>	<b>24,761.65</b>	<b>25,658.46</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 47. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

<b>TOTAL</b>	<b>26,649.39</b>	27,402.63
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**Fair value sensitivity analysis for fixed-rate instruments**

The Company's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107 Financial Instruments: Disclosures, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

**Cash flow sensitivity analysis for variable-rate instruments**

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased/(decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant. In cases where the related interest rate risk is capitalized to fixed assets, the impact indicated below may affect the Company's income statement over the remaining life of the related fixed assets.

Particulars	Profit or loss before tax	
	100 bps increase	100 bps decrease
<b>March 31, 2024</b>	(266.49)	266.49
March 31, 2023	(274.03)	274.03

**NOTE 48. CAPITAL MANAGEMENT**

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total borrowings, comprising interest-bearing loans and borrowings, less cash and cash equivalents and bank deposits. Adjusted equity comprises all components of equity.

The Company's adjusted net debt to equity ratio at is as follows:

	₹ in million	
Particulars	March 31, 2024	March 31, 2023
Total borrowings	27,410.07	27,900.76
Less: Cash and cash equivalents	600.05	363.43
Less: Bank deposits	189.93	455.29
<b>Adjusted net debt</b>	<b>26,620.09</b>	27,082.04
<b>Total equity</b>	<b>18,590.42</b>	15,496.06
<b>Adjusted net debt to adjusted equity ratio</b>	<b>1.43</b>	1.75

**NOTE 49. SEGMENT REPORTING**

As per the exemption under Ind AS 108 Operating Segments, the disclosure for the segment reporting has been presented as part of the consolidated financial statements.

**NOTE 50. BENGALURU RESIDENTIAL PROJECT**

	₹ in million	
Particulars	March 31, 2024	March 31, 2023
Inventories	5,439.94	4,159.22
Less: Provisions for impairment	(263.29)	(263.29)
Inventories, net	5,176.65	3,895.93
Advances from customers towards sale of residential flats	4,237.15	1,664.42




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW:**
**List of related parties**

Relationship	Name of party	
	March 31, 2024	March 31, 2023
<b>i) Subsidiaries</b>	Chalet Hotels & Properties (Kerala) Private Limited	Chalet Hotels & Properties (Kerala) Private Limited
	Chalet Airport Hotel Private Limited	Chalet Airport Hotel Private Limited (Incorporated on August 18, 2022)
	The Dukes Retreat Private Limited	The Dukes Retreat Private Limited (w.e.f. March 23, 2023)
	Sonmil Insudtries Private Limited	Sonmil Insudtries Private Limited (w.e.f. March 23, 2023)
	Ayushi and Poonam Estate LLP (w.e.f. February 29, 2024)	
<b>ii) Key Managerial Personnel / Relative (KMP)</b>	Sanjay Sethi -Managing Director & Chief Executive Officer	Sanjay Sethi - Managing Director & Chief Executive Officer
	Milind Wadekar, Chief Financial Officer	Milind Wadekar, Chief Financial Officer
	Shwetank Singh -Chief Growth and Strategy Officer (w.e.f August 02, 2023)	
<b>Non- Executive directors/Relative</b>	Ravi C Raheja	Ravi C Raheja
	Neel C Raheja	Neel C Raheja
<b>Independent directors</b>	Arthur De Haast	Arthur De Haast
	Joseph Conrad D'Souza	Joseph Conrad D'Souza
	Hetal Gandhi	Hetal Gandhi
	Radhika Piramal	Radhika Piramal
<b>Other KMP as per Companies Act, 2013</b>	Rajneesh Malhotra, Chief Operating Officer	Rajneesh Malhotra, Chief Operating Officer
	Christabelle Baptista- Company Secretary	Christabelle Baptista- Company Secretary
<b>iii) Enterprises Controlled / Jointly controlled by Non-executive directors</b>	Brookfields Agro & Development Private Limited	Brookfields Agro & Development Private Limited
	Cavalcade Properties Private Limited	Cavalcade Properties Private Limited
	Convex Properties Private Limited	Convex Properties Private Limited
	Grange Hotels And Properties Private Limited	Grange Hotels And Properties Private Limited
	Immense Properties Private Limited	Immense Properties Private Limited
	Novel Properties Private Limited	Novel Properties Private Limited
	Pact Real Estate Private Limited	Pact Real Estate Private Limited
	Paradigm Logistics & Distribution Private Limited	Paradigm Logistics & Distribution Private Limited





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)**

Relationship	Name of party	
	March 31, 2024	March 31, 2023
	Sustain Properties Private Limited	Sustain Properties Private Limited
	Aqualine Real Estate Private Limited	Aqualine Real Estate Private Limited
	Feat Properties Private Limited	Feat Properties Private Limited
	Carin Properties Private Limited	Carin Properties Private Limited
	Asterope Properties Private Limited (erstwhile Flabbergast Properties Private Limited)	Asterope Properties Private Limited (erstwhile Flabbergast Properties Private Limited)
	Sundew Real Estate Private Limited	Sundew Real Estate Private Limited
	K Raheja Corp Advisory Services (Cyprus) Private Limited	K Raheja Corp Advisory Services (Cyprus) Private Limited
	Content Properties Private Limited	Content Properties Private Limited
	Grandwell Properties And Leasing Private Limited	Grandwell Properties And Leasing Private Limited
	K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	K Raheja Corp Investment Managers LLP
	Juhu Beach Resort Limited	
<b>iv) Shareholders of the Company</b>	Anbee Constructions LLP	Anbee Constructions LLP
	Cape Trading LLP	Cape Trading LLP
	Capstan Trading LLP	Capstan Trading LLP
	Casa Maria Properties LLP	Casa Maria Properties LLP
	Ivory Properties And Hotels Private Limited	Ivory Properties And Hotels Private Limited
	K. Raheja Corp Private Limited	K. Raheja Corp Private Limited
	K. Raheja Private Limited	K. Raheja Private Limited
	Palm Shelter Estate Development LLP	Palm Shelter Estate Development LLP
	Raghukool Estate Development LLP	Raghukool Estate Development LLP
	Touchstone Properties And Hotels Private Limited	Touchstone Properties And Hotels Private Limited
	Ivory Property Trust	Ivory Property Trust
	Genext Hardware & Parks Private Limited	Genext Hardware & Parks Private Limited
	Jyoti C. Raheja	Jyoti C. Raheja
	Sumati R. Raheja	Sumati R. Raheja
<b>v) Other Related parties</b>	Imperial Serviced Offices & Property Management Private Limited	Imperial Serviced Offices & Property Management Private Limited
	Inorbit Malls (India) Private Limited	Inorbit Malls (India) Private Limited
	K Raheja Corporate Services Private Limited	K Raheja Corporate Services Private Limited



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW:  
(CONTD.)**

Relationship	Name of party	
	March 31, 2024	March 31, 2023
	K Raheja IT Park (Hyderabad) Limited	K Raheja IT Park (Hyderabad) Limited
	Intime Properties Private Limited	Intime Properties Private Limited
	Mindspace Business Parks Private Limited	Mindspace Business Parks Private Limited
	Sundew Properties Limited	Sundew Properties Limited
	Trion Properties Private Limited	Trion Properties Private Limited
	Newfound Properties & Leasing Private Limited	Newfound Properties & Leasing Private Limited
	Nakshtra Logistics Private Limited	Nakshtra Logistics Private Limited
	Praman Properties Private Limited	Praman Properties Private Limited
	Nirankar Properties Private Limited	Nirankar Properties Private Limited
<b>vi) Other Related parties #</b>	Genext Hardware And Parks Private Limited	Genext Hardware And Parks Private Limited
	Gigaplex Estate Private Limited	Gigaplex Estate Private Limited
	Horizonview Properties Private Limited	Horizonview Properties Private Limited
	Inorbit Malls (India) Private Limited	Inorbit Malls (India) Private Limited
	K Raheja Corp Investment Managers LLP	K Raheja Corp Investment Managers LLP
	K Raheja Corp Private Limited	K Raheja Corp Private Limited
	K Raheja Corporate IT Park (Hyderabad) Ltd	K Raheja Corporate IT Park (Hyderabad) Ltd
	K Raheja Pvt Ltd	K Raheja Pvt Ltd
	K.Raheja Corporate Services Private Limited	K.Raheja Corporate Services Private Limited
	Mindspace Business Parks Pvt. Limited	Mindspace Business Parks Pvt. Limited
	Pact Real Estate Private Limited	Pact Real Estate Private Limited
	Paradigm Logistics & Distribution Pvt. Limited	Paradigm Logistics & Distribution Pvt. Limited
	Sundew Properties Limited	Sundew Properties Limited
	Sycamore Properties Pvt. Limited	Sycamore Properties Pvt. Limited
	Trion Properties Private Limited	Trion Properties Private Limited
	Shoppers Stop Limited	Shoppers Stop Limited
# The above mentioned parties are not related to the Company, viz. Chalet Hotels Limited as per the definition under IND AS 24. These parties have been reported on the basis of their classification as Related Party under the Companies Act 2013.		
<b>vii) Member of K. Raheja Corp Group</b>	K Raheja Corporate Services Private Limited	K Raheja Corporate Services Private Limited
	K Raheja Corp Real Estate Private Limited	

Outstanding balances at the year end are unsecured and settlement occurs in cash.



## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Related party disclosures for year ended March 31, 2024**

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Revenue from operations -(Rooms income, Food, beverages and smokes)	-	-	14.72
2	Other income (Management Fee)/ Reimbursement of Expenses	68.58	-	19.10
3	Interest income	53.29	-	-
4	Other expenses	1.06	0.39	331.51
5	Director sitting fees	-	6.45	-
6	Salaries, wages and bonus (Including ESOP)	-	192.71	-
7	Directors' commission	-	6.70	-
8	Sale of assets	-	-	0.26
9	Share of Loss from Limited Liability Partnership	128.09	-	-
10	Investment in Limited Liability Partnership	425.22	-	-
11	Loan given	1,612.53	-	-
12	Loan refund	418.10	-	-
13	Loan taken	-	650.00	-
14	ESOP exercised	-	130.08	-
15	Deposit refunded	-	-	50.00
16	Deposit paid	-	-	48.40
17	Loan repaid	-	400.00	-
	<b>Balances outstanding as at the year-end</b>			
18	Trade payables	0.51	-	85.16
19	Other Payable	2.99	-	-
20	Trade Receivables	0.62	-	5.75
21	Other Receivables	67.89	-	0.24
22	Loan Receivables	1,596.96	-	-
23	Deposit receivable	-	-	86.61
24	Preference shares outstanding	-	857.22	1,146.27
25	Investment in equity shares outstanding	1,842.16	-	-
26	Current financial liability (Loss on share in Limited Liability Partnership)	128.09	-	-
27	Investment Outstanding in Limited Liability Partnership	425.22	-	-
28	Loan Payable	-	700.00	-
29	Key Managerial Personnel Compensation	-	6.27	-

**Note : Other transactions**

- A) The Company has issued a letter of undertaking to provide need based financial support to
- Chalet Hotels & Properties (Kerala) Private Limited
  - Chalet Airport & Hotels Private Limited
- B) The Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 2,000 million.




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)**
**Significant transactions with material related parties for year ended March 31, 2024**

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>1</b>	<b>Revenue from operations - (Rooms income, Food, beverages and smokes)</b>			
	Inorbit Malls (India) Private Limited	-	-	0.29
	Shoppers Stop Limited	-	-	0.53
	K Raheja Corp Investment Managers Private Limited	-	-	0.96
	K Raheja Corp Private Limited	-	-	1.52
	K Raheja Corp Real Estate Private Limited	-	-	4.27
	K Raheja Corporate Services Private Limited	-	-	0.47
	K.Raheja IT Park (Hyderabad) Limited	-	-	0.30
	Juhu Beach Resorts Limited	-	-	0.26
	Asterope Properties Private Limited	-	-	0.05
	Mindspace Business Parks Private Limited	-	-	1.89
	Mindspace Business Parks Reit	-	-	1.47
	Cavalcade Properties Private Limited	-	-	0.27
	Sustain Properties Private Limited	-	-	0.01
	Trion Properties Private Limited	-	-	0.40
	Pact Real Estate Private Limited	-	-	0.01
	Genext Hardware & Parks Private Limited	-	-	1.29
	Paradigm Logistics & Distribution Private Limited	-	-	0.64
	Whispering Heights Real Estate Private Limited	-	-	0.02
	Sundew Properties Limited	-	-	0.05
		-	-	<b>14.72</b>
<b>2</b>	<b>Other income (Management Fee)/ Reimbursement of Expenses</b>			
	Chalet Hotels & Properties (Kerala) Private Limited	0.11	-	-
	K Raheja Corp Private Limited	-	-	7.77
	Juhu Beach Resorts Limited	-	-	11.33
	The Dukes Retreat Private Limited	3.47	-	-
	Chalet Airport Hotel Private Limited	30.00	-	-
	Ayushi & Poonam Estates LLP *	35.00	-	-
		<b>68.58</b>	-	<b>19.10</b>
* Includes reimbursement of processing fees expenses incurred on behalf of subsidiary amounting to ₹ 15 million				





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Significant transactions with material related parties for year ended March 31, 2024**

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>3</b>	<b>Interest income</b>			
	Chalet Airport Hotel Private Limited	45.83	-	-
	Ayushi & Poonam Estates LLP	7.46	-	-
		<b>53.29</b>	<b>-</b>	<b>-</b>
<b>4</b>	<b>Other expenses</b>			
	Arthur De Haast	-	0.39	-
	Inorbit Malls (India) Private Limited	-	-	2.62
	Juhu Beach Resorts Limited	-	-	2.09
	K Raheja Corp Investment Managers Private Limited	-	-	33.62
	K Raheja Corporate Services Private Limited	-	-	50.39
	Newfound Properties and Leasing Private Limited	-	-	31.40
	Sundew Properties Limited	-	-	100.26
	K. Raheja Corp Real Estate Private Limited	-	-	111.09
	K Raheja Corp Private Limited	-	-	0.04
	The Dukes Retreat Private Limited	0.64	-	-
	Ayushi & Poonam Estates LLP	0.43	-	-
		<b>1.06</b>	<b>0.39</b>	<b>331.51</b>
<b>5</b>	<b>Director sitting fees</b>			
	Arthur De Haast	-	1.18	-
	Hetal Gandhi	-	1.15	-
	Joseph Conrad D' Souza	-	1.20	-
	Neel C.Raheja	-	1.03	-
	Radhika Dilip Piramal	-	0.93	-
	Ravi C.Raheja	-	0.98	-
		<b>-</b>	<b>6.45</b>	<b>-</b>
<b>6</b>	<b>Salaries, wages and bonus (Including ESOP)</b>			
	Sanjay Sethi	-	92.29	-
	Shwetank Singh	-	49.09	-
	Rajneesh Malhotra	-	24.66	-
	Milind Wadekar	-	19.44	-
	Christabelle Baptista	-	7.23	-
		<b>-</b>	<b>192.71</b>	<b>-</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

#### Significant transactions with material related parties for year ended March 31, 2024

₹ in million				
Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>7</b>	<b>Directors' Commission</b>			
	Arthur De Haast	-	2.20	-
	Hetal Gandhi	-	1.50	-
	Joseph Conrad D' Souza	-	1.50	-
	Radhika Dilip Piramal	-	1.50	-
		<b>-</b>	<b>6.70</b>	<b>-</b>
<b>8</b>	<b>Sale of Assets</b>			
	K Raheja Corp Pvt. Ltd.	-	-	0.02
	Inorbit Malls India Private Limited	-	-	0.01
	K Raheja Corp Investment Managers Private Limited	-	-	0.04
	Trion Properties Pvt Ltd	-	-	0.01
	K. Raheja Corp Real Estate Private Limited	-	-	0.19
		<b>-</b>	<b>-</b>	<b>0.26</b>
<b>9</b>	<b>Share of Loss from Limited Liability Partnership</b>			
	Ayushi & Poonam Estates LLP	128.09	-	-
		<b>128.09</b>	<b>-</b>	<b>-</b>
<b>10</b>	<b>Investment in Limited Liability Partnership</b>			
	Ayushi & Poonam Estates LLP (including transaction costs)	425.22	-	-
		<b>425.22</b>	<b>-</b>	<b>-</b>
<b>11</b>	<b>Loan given</b>			
	Chalet Hotels & Properties (Kerala) Private Limited	4.00	-	-
	Chalet Airport Hotel Private Limited	683.50	-	-
	Ayushi & Poonam Estates LLP	925.03	-	-
		<b>1,612.53</b>	<b>-</b>	<b>-</b>
<b>12</b>	<b>Loan refund</b>			
	Chalet Airport Hotel Private Limited	418.10	-	-
		<b>418.10</b>	<b>-</b>	<b>-</b>
<b>13</b>	<b>Loan taken</b>			
	Neel C.Raheja	-	325.00	-
	Ravi C.Raheja	-	325.00	-
		<b>-</b>	<b>650.00</b>	<b>-</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Significant transactions with material related parties for year ended March 31, 2024**

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>14</b>	<b>ESOP exercised</b>			
	Sanjay Sethi	-	111.60	-
	Milind Wadekar	-	13.72	-
	Christabelle Baptista	-	2.92	-
	Rajneesh Malhotra	-	1.85	-
		-	<b>130.08</b>	-
<b>15</b>	<b>Deposit refunded</b>			
	Mindspace Business Parks Private Limited	-	-	50.00
		-	-	50.00
<b>16</b>	<b>Deposit paid</b>			
	Mindspace Business Parks Private Limited	-	-	48.40
		-	-	48.40
<b>17</b>	<b>Loan repaid</b>			
	Neel C.Raheja	-	200.00	-
	Ravi C.Raheja	-	200.00	-
		-	400.00	-
<b>18</b>	<b>Trade payables</b>			
	The Dukes Retreat Private Limited	0.09	-	-
	K Raheja Corp Investment Managers Private Limited	-	-	32.29
	Inorbit Malls India Private Limited	-	-	2.21
	K. Raheja Corp Real Estate Private Limited	-	-	39.83
	K Raheja Corporate Services Private Limited	-	-	0.31
	Ayushi & Poonam Estates LLP	0.42	-	-
	Newfound Properties and Leasing Private Limited	-	-	10.53
	Arthur De Haast	-	1.69	-
	Hetal Gandhi	-	1.49	-
	Joseph Conrad D' Souza	-	1.44	-
	Radhika Dilip Piramal	-	1.42	-
	Neel C.Raheja	-	0.14	-
	Ravi C.Raheja	-	0.09	-
		<b>0.51</b>	<b>6.25</b>	<b>85.16</b>
<b>19</b>	<b>Other Payable</b>			
	Ayushi & Poonam Estates LLP	2.99	-	-
		<b>2.99</b>	-	-





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

#### Significant transactions with material related parties for year ended March 31, 2024

				₹ in million
Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>20</b>	<b>Trade Receivables</b>			
	K Raheja Corp Private Limited	-	-	0.22
	Trion Properties Private Limited	-	-	0.02
	K Raheja Corp Real Estate Private Limited	-	-	0.01
	Cavalcade Properties Private Limited	-	-	0.10
	The Dukes Retreat Private Limited	0.62	-	-
	K Raheja Corp Investment Managers Private Limited	-	-	0.27
	K. Raheja Corporate Services Private Limited	-	-	0.21
	Asterope Properties Private Limited	-	-	0.04
	Mindspace Business Parks Private Limited	-	-	0.41
	Mindspace Business Parks Reit	-	-	1.33
	K.Raheja IT Park (Hyderabad) Limited	-	-	0.23
	Juhu Beach Resorts Limited	-	-	1.83
	Inorbit Malls India Private Limited	-	-	0.01
	K. Raheja Corp Real Estate Private Limited	-	-	0.58
	Paradigm Logistics & Distribution Private Limited	-	-	0.47
	Whispering Heights Real Estate Pvt Ltd	-	-	0.02
		<b>0.62</b>	<b>-</b>	<b>5.75</b>
<b>21</b>	<b>Other Receivables</b>			
	Trion Properties Private Limited	-	-	0.01
	Chalet Hotels & Properties (Kerala) Private Limited	0.04	-	-
	Chalet Airport Hotel Private Limited	26.55	-	-
	K. Raheja Corp Real Estate Private Limited	-	-	0.22
	Ayushi & Poonam Estates LLP	41.30	-	-
		<b>67.89</b>	<b>-</b>	<b>0.24</b>
<b>22</b>	<b>Loan Receivables</b>			
	Chalet Airport Hotel Private Limited	605.21	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	60.00	-	-
	Ayushi & Poonam Estates LLP	931.75	-	-
		<b>1,596.96</b>	<b>-</b>	<b>-</b>
<b>23</b>	<b>Deposit receivable</b>			
	K.Raheja Corporate Services Private Limited	-	-	14.25
	Sundew Properties Limited	-	-	23.95
	Mindspace Business Parks Private Limited	-	-	48.40
		<b>-</b>	<b>-</b>	<b>86.61</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Significant transactions with material related parties for year ended March 31, 2024**

₹ in million

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>24</b>	<b>Preference shares outstanding</b>			
	Ivory Properties and Hotels Private Limited	-	-	156.70
	Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	-	-	160.00
	K Raheja Corp Private Limited	-	-	829.57
	Neel C.Raheja	-	428.61	-
	Ravi C.Raheja	-	428.61	-
		-	<b>857.22</b>	<b>1,146.27</b>
	*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.			
<b>25</b>	<b>Investment in equity shares outstanding</b>			
	Chalet Airport Hotel Private Limited	6.50	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	250.09	-	-
	Sonmil Industries Private Limited	756.46	-	-
	The Dukes Retreat Private Limited	829.11	-	-
		<b>1,842.16</b>	-	-
<b>26</b>	<b>Current financial liability (Loss on share in Limited Liability Partnership)</b>			
	Ayushi & Poonam Estates LLP	128.09	-	-
		<b>128.09</b>	-	-
<b>27</b>	<b>Investment Outstanding in Limited Liability Partnership</b>			
	Ayushi & Poonam Estates LLP (including transaction costs)	425.22	-	-
		<b>425.22</b>	-	-
<b>28</b>	<b>Loan Payable (@ face value)</b>			
	Neel C.Raheja	-	350.00	-
	Ravi C.Raheja	-	350.00	-
		-	<b>700.00</b>	-
<b>29</b>	<b>Key Managerial Personnel Compensation</b>			
	Post employment benefits			
	Sanjay Sethi	-	2.00	-
	Shwetank Singh	-	0.30	-
	Rajneesh Malhotra	-	1.35	-
	Milind Wadekar	-	1.74	-
	Christabelle Baptista	-	0.87	-
		-	<b>6.27</b>	-




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)**
**Related party disclosures for year ended March 31, 2023**

(Amount)				
Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Sale of property, plant & equipment	-	-	0.13
2	Revenue from operation -Rooms income, food, beverages and smokes	-	-	22.93
3	Other income	0.09	-	9.58
4	Interest income	6.74	-	-
5	Interest expenses	-	-	2.18
6	Other expenses	-	2.21	213.82
7	Reimbursement of expenses	0.06	-	-
8	Purchase of material (IPUC)	-	-	1.18
9	Director sitting fees	-	4.13	-
10	Salaries, wages and bonus (Including ESOP)	-	145.44	-
11	Advance given	-	-	0.13
12	Loan given	346.00	5.00	-
13	Loan refund	-	5.00	-
14	Loan taken	-	450.00	-
15	Equity share capital (ESOP Exercised)	-	0.32	-
16	Investment in equity shares	1,586.57	-	-
17	Preference shares issued	-	116.25	133.75
18	Deposit given	-	-	0.65
	<b>Balances outstanding as at the year-end</b>			
19	Trade payables	-	0.05	0.32
20	Trade receivables	7.50	-	4.78
21	Loan receivables	354.56	-	-
22	Deposit receivables	-	-	86.16
23	Preference shares outstanding	-	790.00	1,068.93
24	Investment in equity shares outstanding	1,836.66	-	-
25	Loan payable	-	450.00	37.96
26	Guarantee outstanding	50.00	-	-
27	Key Managerial Personnel Compensation	-	8.57	-

The Company has issued a letter of undertaking to provide need based financial support to

- 1 Chalet Hotels & Properties (Kerala) Private Limited
- 2 Chalet Airport & Hotels Private Limited,





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Significant transactions with material related parties for year ended March 31, 2023**

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>1</b>	<b>Sale of Property, Plant &amp; Equipment</b>			
	Trion Properties Pvt Limited	-	-	0.13
		-	-	<b>0.13</b>
<b>2</b>	<b>Sales of services - Rooms income, Food, beverages and smokes</b>			
	Asterope Properties Private Limited	-	-	0.04
	Genext Hardware & Parks P	-	-	0.06
	Horizon View Properties Limited	-	-	0.02
	Inorbit Malls (India) Pvt. Limited.	-	-	0.61
	Juhu Beach Resorts Limited.	-	-	14.25
	K Raheja Corp Investment Managers LLP	-	-	0.76
	K Raheja Corp Pvt. Limited.	-	-	0.15
	K Raheja Corp Real Estate Pvt. Limited	-	-	0.04
	K Raheja Corporate Services Pvt Limited	-	-	4.22
	K Raheja IT Park Hyderabad Limited	-	-	0.10
	K Raheja Pvt. Limited.	-	-	0.07
	KRC Infrastructure & Projects Pvt. Limited.	-	-	0.13
	Mindspace Business Parks Pvt. Limited.	-	-	0.30
	New Found Properties & Leasing Pvt Limited	-	-	0.04
	Paradigm Logistics & Distribution Private Limited	-	-	0.31
	Pact Real Estate Pvt Limited	-	-	0.01
	Shoppers Stop Limited	-	-	1.28
	Sundew Properties Limited	-	-	0.12
	Sustain Properties Private Limited	-	-	0.12
	Sycamore Properties Pvt Limited	-	-	0.06
	Trion Properties Pvt Limited	-	-	0.24
		-	-	<b>22.93</b>
<b>3</b>	<b>Other Income</b>			
	Chalet Hotels & Properties (Kerala) Private Limited	0.09	-	-
	K Raheja Corp Private Limited	-	-	5.58
	Hillside Investments Private Limited	-	-	4.00
		<b>0.09</b>	-	<b>9.58</b>
<b>4</b>	<b>Interest Income</b>			
	Chalet Airport Hotel Private Limited	6.74	-	-
		<b>6.74</b>	-	-





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Significant transactions with material related parties for year ended March 31, 2023**

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>5</b>	<b>Interest Expenses</b>			
	K. Raheja Corp Private Limited	-	-	2.18
		-	-	<b>2.18</b>
<b>6</b>	<b>Other expenses</b>			
	Arthur De Haast	-	2.21	-
	Inorbit Malls (India) Pvt. Limited.	-	-	0.35
	Juhu Beach Resorts Limited.	-	-	1.10
	K Raheja Corp Investment Managers LLP	-	-	16.35
	K Raheja Corporate Services Pvt Limited	-	-	86.81
	KRC Infrastructure & Projects Pvt. Limited.	-	-	1.82
	Krishna Valley Power Private Limited	-	-	0.94
	Shoppers Stop Limited	-	-	0.04
	Sundew Properties Limited	-	-	106.43
	Trion Properties Pvt Limited	-	-	(0.03)
		-	<b>2.21</b>	<b>213.82</b>
<b>7</b>	<b>Reimbursement of Expenses</b>			
	The Dukes Retreat Private Limited	0.06	-	-
		<b>0.06</b>	-	-
<b>8</b>	<b>Purchase of material (IPUC)</b>			
	K Raheja IT Park Hyderabad Limited	-	-	1.18
		-	-	<b>1.18</b>
<b>9</b>	<b>Director sitting fees</b>			
	Arthur De Haast	-	0.63	-
	Hetal Gandhi	-	0.85	-
	Joseph Conrad D' Souza	-	0.90	-
	Neel C.Raheja	-	0.70	-
	Radhika Dilip Piramal	-	0.48	-
	Ravi C.Raheja	-	0.58	-
		-	<b>4.13</b>	-
<b>10</b>	<b>Salaries, wages and bonus (Including ESOP)</b>			
	Christabelle Baptista	-	6.54	
	Milind Wadekar	-	18.24	
	Rajneesh Malhotra	-	24.84	
	Sanjay Sethi	-	95.83	
		-	<b>145.44</b>	-





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Significant transactions with material related parties for year ended March 31, 2023**

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>11</b>	<b>Advance Given</b>			
	Shoppers Stop Limited	-	-	0.13
		-	-	<b>0.13</b>
<b>12</b>	<b>Loan Given</b>			
	Chalet Hotels & Properties (Kerala) Private Limited	53.50	-	-
	Chalet Airport Hotel Private Limited	292.50	-	-
	Milind Wadekar	-	5.00	-
		<b>346.00</b>	<b>5.00</b>	<b>-</b>
<b>13</b>	<b>Loan Refund</b>			
	Milind Wadekar	-	5.00	-
		-	<b>5.00</b>	<b>-</b>
<b>14</b>	<b>Loan Taken</b>			
	Neel C.Raheja	-	225.00	-
	Ravi C.Raheja	-	225.00	-
		-	<b>450.00</b>	<b>-</b>
<b>15</b>	<b>Equity share capital (ESOP Exercised)</b>			
	Sanjay Sethi	-	0.32	-
		-	<b>0.32</b>	<b>-</b>
<b>16</b>	<b>Investment in Equity Shares</b>			
	Chalet Airport Hotel Private Limited	1.00	-	-
	The Dukes Retreat Private Limited	829.11	-	-
	Sonmil Industries Private Limited	756.46	-	-
		<b>1,586.57</b>	<b>-</b>	<b>-</b>
<b>17</b>	<b>Preference Shares Issued</b>			
	Ivory Properties and Hotels Private Limited	-	-	21.25
	K Raheja Corp Pvt. Limited.	-	-	112.50
	Neel C.Raheja	-	58.13	-
	Ravi C.Raheja	-	58.13	-
		-	<b>116.25</b>	<b>133.75</b>
<b>18</b>	<b>Deposit Given</b>			
	K Raheja Corporate Services Pvt Limited	-	-	0.65
		-	-	<b>0.65</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

### NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)

#### Significant transactions with material related parties for year ended March 31, 2023

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>19</b>	<b>Trade payables</b>			
	Neel C. Raheja		0.05	-
	Shoppers Stop Limited	-	-	0.04
	Inorbit Malls (India) Pvt. Limited.	-	-	0.06
	Hillside Investments Private Limited	-	-	0.22
		<b>-</b>	<b>0.05</b>	<b>0.32</b>
<b>20</b>	<b>Trade Receivables</b>			
	Juhu Beach Resorts Limited.	-	-	2.32
	K Raheja Corp Investment Managers LLP	-	-	0.31
	K Raheja Corp Pvt. Limited.	-	-	0.58
	K Raheja Corp Real Estate Pvt Limited	-	-	0.02
	K Raheja Corp Real Estate Pvt. Limited	-	-	0.02
	K Raheja Corporate Services Pvt Limited	-	-	1.04
	K Raheja Private Limited	-	-	0.02
	Inorbit Malls (India) Pvt. Limited.	-	-	0.09
	Mindspace Business Parks Pvt. Limited.	-	-	0.14
	Chalet Airport Hotel Private Limited	7.50	-	-
	Asteretop Properties Private Limited	-	-	0.01
	Paradigm Logistics & Distribution Private Limited	-	-	0.20
	Trion Properties Pvt Limited	-	-	0.04
		<b>7.50</b>	<b>-</b>	<b>4.78</b>
<b>21</b>	<b>Loan Receivables</b>			
	Chalet Airport Hotel Private Limited	298.56	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	56.00	-	-
		<b>354.56</b>	<b>-</b>	<b>-</b>
<b>22</b>	<b>Deposit receivable</b>			
	K.Raheja Corporate Services Private Limited	-	-	14.25
	Mindspace Business Parks Pvt. Limited.	-	-	50.00
	Sundew Properties Limited	-	-	21.91
		<b>-</b>	<b>-</b>	<b>86.16</b>





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 ARE GIVEN BELOW: (CONTD.)****Significant transactions with material related parties for year ended March 31, 2023**

Sr. no	Particulars	Subsidiaries	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>23</b>	<b>Preference shares outstanding</b>			
	Ivory Properties and Hotels Private Limited	-	-	144.41
	Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	-	-	160.00
	K Raheja Corp Private Limited	-	-	764.52
	Neel C.Raheja	-	395.00	-
	Ravi C.Raheja	-	395.00	-
		<b>-</b>	<b>790.00</b>	<b>1,068.93</b>
	*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.			
<b>24</b>	<b>Investment in equity shares outstanding</b>			
	Chalet Airport Hotel Private Limited #	1.00	-	-
	Chalet Hotels & Properties (Kerala) Private Limited	250.09	-	-
	The Dukes Retreat Private Limited	829.11	-	-
	Sonmil Industries Private Limited	756.46	-	-
		<b>1,836.66</b>	<b>-</b>	<b>-</b>
	#Includes adjustments of ₹ 5.50 million on account of interest free loan given.			
<b>25</b>	<b>Loan Payable</b>			
	Neel C.Raheja	-	225.00	-
	Ravi C.Raheja	-	225.00	-
	K. Raheja Corp Private Limited	-	-	37.96
		<b>-</b>	<b>450.00</b>	<b>37.96</b>
<b>26</b>	<b>Guarantee Outstanding</b>			
	Chalet Hotels & Properties (Kerala) Private Limited	50.00	-	-
		<b>50.00</b>	<b>-</b>	<b>-</b>
<b>27</b>	<b>Key Managerial Personnel Compensation</b>			
	Post employment benefits			
	Sanjay Sethi	-	4.52	-
	Rajneesh Malhotra	-	0.76	-
	Milind Wadekar	-	2.59	-
	Christabelle Baptista	-	0.70	-
		<b>-</b>	<b>8.57</b>	<b>-</b>




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 52. EMPLOYEE STOCK OPTION SCHEMES**
**Description of share-based payment arrangements:**

At March 31, 2024, Company had following share-based payment arrangements:

**Employee Stock Option Plan 2018:**

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Company. The plan is established with effect from June 12, 2018 on which the shareholders of the Company have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Company as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised, whichever is earlier.

<b>Scheme</b>	<b>Number of options granted</b>	<b>Vesting conditons</b>	<b>Contractual life of options</b>	<b>Vesting year</b>	<b>Grant Date</b>	<b>Exercise year</b>	<b>Exercise Price (₹) per share</b>
'Chalet Hotels Limited'- 'Amended Employee Stock Option Plan'- 2018	2,00,000	For the Options to vest, the Grantee has to be in employment of the Company on the date of the vesting.	The exercise year for Options vested will be two years from date of vesting subject to shares of the Company are listed at the time of exercise.	3 years	June 26, 2018	One year from vesting	320.00

**Reconciliation of Outstanding share options**

The number and weighted-average exercise price of share options under the share option plans are as follows:

<b>Particulars</b>	<b>As at March 31, 2024</b>		<b>As at March 31, 2023</b>	
	<b>Weighted average exercise price</b>	<b>Number of options</b>	<b>Weighted average exercise price</b>	<b>Number of options</b>
Outstanding at the beginning of the year	320	1,33,000	320	1,34,000
Granted during the year	-	-	-	-
Exercised during the year	320	1,33,000	320	1,000
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	-	-	320	1,33,000
Exercisable at the end of the year	-	-	320	1,33,000





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 52. EMPLOYEE STOCK OPTION SCHEMES (CONTD.)****Measurement of Fair value**

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'-Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	49.31 - 60.23	As per Black Scholes Model
Exercise price	₹/share	320	As per the Scheme
"Expected volatility (Weighted average volatility)"	% p.a.	45.61% - 49.45%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	1.01 - 1.51	Calculated time to maturity as a sum of the following years: <ul style="list-style-type: none"> <li>- Time remaining from the valuation date till the date on which options are expected to vest on the holder and;</li> <li>- Average Time from the vesting date till the expected exercise date.</li> </ul>
Dividend yield	% p.a.	0.00%	Dividend yield is taken as 0% since the Company has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	5.69% - 6.14%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2024 is NIL

The expense recognized for the year ended March 31, 2024 is ₹ Nil ( March 31, 2023 is ₹ Nil)

\* calculated considering simple average method

**Employee Stock Option Plan 2022:**

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Company. The plan is established is with effect from July 22, 2022 on which the shareholders of the Company have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Company as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised , whichever is earlier.

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (₹) per share
CHL Employee Stock Option Plan 2022	12,17,831	For the Options to vest, the Grantee has to be in employment of the Group on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	July 22, 2022	One year from vesting	292.00





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 52. EMPLOYEE STOCK OPTION SCHEMES (CONTD.)****Reconciliation of Outstanding share options**

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	292.00	12,17,831	-	-
Granted during the year	-	-	292.00	12,17,831
Exercised during the year	292.00	3,16,144	-	-
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	292.00	9,01,687	292.00	12,17,831
Exercisable at the end of the year	292.00	9,01,687	292.00	12,17,831

**Measurement of Fair value**

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'-Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	142.37 - 176.26	As per Black Scholes Model
Exercise price	₹/share	292	As per the Scheme
Expected volatility (Weighted average volatility)	% p.a.	47.21%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	3.48 - 5.48	Calculated time to maturity as a sum of the following years: <ul style="list-style-type: none"> <li>- Time remaining from the valuation date till the date on which options are expected to vest on the holder and;</li> <li>- Average Time from the vesting date till the expected exercise date.</li> </ul>
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Company has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	6.83% - 7.08%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2024 have an exercise price of ₹ 292.

The expense recognized for the period ended March 31, 2024 is ₹ 74.31 million (March 31, 2023 is ₹ 78.98 million)

\* calculated considering simple average method





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 52. EMPLOYEE STOCK OPTION SCHEMES (CONTD.)****Employee Stock Option Plan 2023:**

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Company. The plan is established with effect from September 04, 2023 on which the shareholders of the Company have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Company as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised, whichever is earlier.

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (₹) per share
CHL Employee Stock Option Plan 2023	303,738	For the Options to vest, the Grantee has to be in employment of the Group on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	September 04, 2023	One year from vesting	528.00

**Reconciliation of Outstanding share options**

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	Weighted average exercise price		Weighted average exercise price	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	-	-	-	-
Granted during the year	528.00	303,738	-	-
Exercised during the year	-	-	-	-
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	528.00	303,738	-	-
Exercisable at the end of the year	-	-	-	-

**Measurement of Fair value**

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	231.56 - 280.76	As per Black Scholes Model
Exercise price	₹/share	528	As per the Scheme
Expected volatility (Weighted average volatility)	% p.a.	43.87% - 46.41%	Based on comparable listing companies





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 52. EMPLOYEE STOCK OPTION SCHEMES (CONTD.)**

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Expected life (expected weighted average life)	in years	3.50 - 5.50	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Company has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	7.06% - 7.07%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2024 have an exercise price of ₹ 528.00

The expense recognized for the period ended March 31, 2024 is ₹ 26.14 million (March 31, 2023 is ₹ Nil)

\* calculated considering simple average method

**NOTE 53. SCHEME OF AMALGAMATION WITH WHOLLY OWNED SUBSIDIARY**

On August 11, 2020, the Company had filed a scheme of Amalgamation of Belaire Hotels Private Limited and Seapearl Hotels Private Limited with the Company at National Company Law Tribunal ('NCLT') with appointed date being April 01, 2020.

During the year ended March 31, 2023, basis the certified copy of the NCLT order dated May 19, 2023, (filed with the Registrar of Companies, Maharashtra on June 19, 2023), the Group has given effect to the Scheme of Arrangement of amalgamation of Belaire Hotels Private Limited and Seapearl Hotels Private Limited with the Company ("the Scheme") in the earlier approved consolidated financial statements for the year ended March 31, 2023 from the Appointed date of April 01, 2020 by revising the consolidated financial statements approved by the Board of Directors on May 09, 2023. The manner in which Scheme has been given effect to and of financial statements has been explained in detail below.

These financial statements for the year ended March 31, 2023 have been prepared pursuant to the Scheme from the specified retrospective appointed date of April 01, 2020. Pursuant to the Scheme, all the assets, liabilities, reserves and surplus of the transferor company have been transferred to and vested in the Company with effect from the appointed date at their carrying values and the financial information in the revised consolidated financial statements has been restated from April 01, 2020 as per requirements of Appendix C to Ind AS 103.

The details of transferor companies and their merger are as below:

Name of the transferor company	Belaire Hotels Private Limited ("BHPL") and Seapearl Hotels Private Limited ("SHPL") [collectively referred to as 'Transferor Companies']
General nature of business	Hospitality services
Appointed Date of the Scheme	April 01, 2020
Description and number of shares issued	Nil
% of Company's equity shares exchanged	Nil

Pursuant to the approved Scheme of Merger, the Company has accounted for merger in its books with effect from April 01, 2020 as per the applicable accounting principles prescribed under Appendix C to Ind AS 103 for common control business combinations.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 53. SCHEME OF AMALGAMATION WITH WHOLLY OWNED SUBSIDIARY (CONTD.)****Accounting treatment**

- i. All of the assets, liabilities and reserves in the books of account of the Transferee upon the Scheme becoming effective, the audited financial statements of the Transferor Companies as on the close of business on the day immediately preceding the Appointed Date shall be forwarded to the Transferee Company by the Transferor Companies;
- ii. The Book Value of all the assets, liabilities (excluding the Belaire FCCD's and Belaire ICD) and reserves of Transferor Companies as recorded in the financial statements have been recorded in the books of accounts of the Transferee Company as such, subject to suitable adjustments being made, if any, to ensure uniformity of accounting policies;
- iii. Investments in the Share Capital of the Transferor Companies in the books of accounts of the Transferee Company, whether held directly or indirectly through nominees, stand cancelled;
- iv. Surplus arising as a result of amalgamation of the Transferor Companies into and with the Transferee Company, in terms of this Scheme, after adjustment of the amount of investment of the Transferee Company in the Transferor Companies due to cancellation of the share capital of the Transferor Company, have been adjusted to capital reserves in the books of the Transferee Company;
- v. Identity of the reserves of the Transferor Companies, have been preserved and appear in the financial statements of the Transferee Company in the same form and manner, in which they appeared in the financial statements of the Transferor Companies, as on the Appointed Date;
- vi. All outstanding balances (including the Belaire FCCD's and Belaire ICD) as on the Appointed date between the Transferor Companies and the Transferee Company stand cancelled and there are no further obligation in that behalf;
- vii. The financial statements of Transferee reflect the financial position on the basis of consistent accounting policies.

The book value of assets and liabilities taken over from the Transferor Companies as on the Appointed date i.e. April 01, 2020 are as below:

**Belaire Hotels Private Limited**

₹ in million

Particulars	Amount
<b>Non-current assets</b>	
Property, plant and equipment	2,955.43
Other Financial assets	29.75
Other non-current assets	1.59
Non-current tax assets (net)	22.89
<b>Total non-current assets</b>	<b>3,009.66</b>
<b>Current assets</b>	
Inventories	4.78
Financial assets	
(i) Trade receivables	27.48
(ii) Cash and cash equivalents	32.17
Other current assets	20.04
<b>Total current assets</b>	<b>84.47</b>
<b>Total Assets (A)</b>	<b>3,094.13</b>
<b>Non current liabilities</b>	
Financial liabilities	
(i) Borrowings	1,149.13
Provisions	2.91
<b>Current liabilities</b>	
Financial liabilities	
(i) Borrowing	575.50




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 53. SCHEME OF AMALGAMATION WITH WHOLLY OWNED SUBSIDIARY (CONTD.)**

₹ in million

Particulars	Amount
(ii) Trade payables	52.46
(iii) Other financial liabilities	5.63
Other current liabilities	24.66
Provisions	0.30
<b>Total Liabilities (B)</b>	<b>1,810.59</b>
Total identified assets acquired (C)= (A)-(B)	1,283.54
Cost of investments in merged undertaking (D)	1,193.32
<b>Net impact transferred to Capital reserve (G)= (C)-(D)</b>	<b>90.22*</b>

\*Surplus arising as result of the sanction of the scheme after adjustment of cost of investments shall be adjusted and credited to Capital Reserve Account.

**Seapearl Hotels Private Limited**

₹ in million

Particulars	Amount
<b>Current assets</b>	
Financial assets	
(i) Cash and cash equivalents	0.25
(ii) Loans	575.50
<b>Total Assets (A)</b>	<b>575.75</b>
<b>Current liabilities</b>	
Financial liabilities	
(i) Trade payables	1.05
Other current liabilities*	0.00
Provisions*	0.00
<b>Total Liabilities (B)</b>	<b>1.06</b>
Total identified assets acquired (C)= (A)-(B)	574.69
Cost of investments in merged undertaking (D)	574.69
Net impact transferred to Capital reserve (E)= (C)-(D)	-

\*Amount less than million

**Notes:**

- All related financial captions (as applicable) of financial statements has been eliminated.
- Post considering the tax impact in the computation of income on account of merger in revised financial statement amounting of ₹ 26.51 million for the year ended March 31, 2023.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 54. DISCLOSURE UNDER IND AS 115, REVENUE FROM CONTRACTS WITH CUSTOMERS****Details of contract balances**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Details of Contract Balances:		
Balance as at beginning of the year	(1,664.42)	(1,660.47)
Trade receivables as on March 31, 2023	-	-
Significant change due to other reasons	(2,572.73)	(3.95)
Balance as on March 31, 2024	(4,237.15)	(1,664.42)
<b>Total</b>	<b>(4,237.15)</b>	<b>(1,664.42)</b>

As on March 31, 2024 revenue recognized in the current year from performance obligations satisfied/ partially satisfied in the previous year is ₹ Nil.

**Information on performance obligations in contracts with Customers:****Real Estate Development Project:**

The following table includes revenue to be recognized in future related to performance obligations that are unsatisfied towards the real estate development projects as at March 31, 2024.

₹ in million

Particulars	2025	2026-2027	Beyond 2028	Total
Contract Revenue	5,325.48	2,252.64	-	7,578.12
Contract Expense	3,491.61	1,075.98	-	4,567.59
<b>Total</b>	<b>1,833.87</b>	<b>1,176.66</b>	<b>-</b>	<b>3,010.53</b>

The following table includes revenue to be recognized in future related to performance obligations that are unsatisfied towards the real estate development projects as at March 31, 2023

₹ in million

Particulars	2024	2025-2026	Beyond 2027	Total
Contract Revenue	-	2,039.28	-	2,039.28
Contract Expense	-	2,027.90	-	2,027.90
<b>Total</b>	<b>-</b>	<b>11.38</b>	<b>-</b>	<b>11.38</b>

**Hospitality and Commercial & Retail**

The Company applies practical expedient in paragraph 121 of Ind AS 115 and does not disclose information about remaining performance obligations that have original expected duration of one year or less.




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 55. RATIO ANALYSIS AND ITS ELEMENTS**

Ratio	Numerator	Denominator	March 31, 2024	March 31, 2023	% change	Reason for variance (more than 25%)
Current ratio	Current Assets	Current Liabilities	0.52	0.65	<b>(20%)</b>	
Debt- Equity Ratio	Total Debt	Shareholder's Equity	1.47	1.80	<b>(18%)</b>	
Debt Service Coverage ratio	EBITDA	Interest + Current maturity of LT debt	0.50	0.63	<b>(20%)</b>	
Return on Equity ratio	Net Profits after taxes	Average Shareholder's Equity	0.15	0.12	<b>25%</b>	Increase in profit for the year on account of improved business conditions and improved revenue and profitability.
Inventory Turnover ratio	Cost of goods sold	Average Inventory	9.02	10.37	<b>(13%)</b>	
Trade Receivable Turnover Ratio	Revenue from operations	Average Trade Receivable	24.90	22.15	<b>12%</b>	
Trade Payable Turnover Ratio	Total Expenses - Employee Cost- Real estate development cost- Notional expenses	Average Trade Payables	3.56	4.34	<b>(18%)</b>	
Net Capital Turnover Ratio	Revenue from operations	Working capital = (Current assets - Current liabilities)	(1.53)	(3.05)	<b>(50%)</b>	Decreased due to negative working capital during the year
Net Profit ratio	Net Profit	Total Income	0.20	0.16	<b>23%</b>	
Return on Capital Employed	EBITDA	Average Capital Employed	0.16	0.14	<b>14%</b>	
Return on Investment	Net Profit	Gross block of PPE & IP	0.07	0.05	<b>31%</b>	Improved due to increase in revenue from operations owing to improved business conditions and growth in hospitality industry.





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

**NOTE 56. DETAILS OF STRUCK OFF COMPANIES****AS AT MARCH 31, 2024**

₹ in million

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off company, if any, to be disclosed
	Investments in securities	-	
	Receivables	-	
Kiros Hospitality Solutions Pvt Ltd-IND	Payables	0.02	No
	Other outstanding balances (to be specified)	-	

**AS AT MARCH 31, 2023**

₹ in million

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off company, if any, to be disclosed
	Investments in securities	-	
	Receivables	-	
Kryton Chemicals	Payables	0.04	No
Sambhu Facility Services Private Ltd	Payables	0.24	No
Aryan Intelligence Security Services Pvt .Ltd	Payables	0.24	No
	Other outstanding balances (to be specified)	-	

**NOTE. 57**

The Company in its board meeting dated January 24, 2024 and through shareholders' approval in postal ballot dated March 10, 2024 has approved to raise capital by way of private placement under qualified institutions placement (QIP) to eligible investors through an issuance of equity shares for an amount not exceeding ₹ 20,000 million. Subsequent to year end, the Company has raised an amount of ₹ 10,000 million at the issue price of ₹ 792 per equity share and allotted 1,26,26,263 fully paid equity shares of face value ₹ 10 each on April 03, 2024.

The proceeds from the issue, net of issue expenses, will be utilized mainly for repayment /pre-payment, in full or in part, of certain outstanding borrowings and balance is used for General corporate purposes.

The Company has incurred certain expenditure during the year in connection with the above QIP offering and the same has been shown under other current assets, which will adjusted towards the securities premium in ensuing year of subsequent issuance.

**NOTE. 58****Acquisition of Ayushi and Poonam Estates LLP (Limited Liability Partnership)**

On February 29, 2024, the Company has acquired 99.80% share in Capital and Profit & Loss of Ayushi and Poonam Estates LLP ('APEL'), a limited liability firm, engaged in the business of hospitality (hotels) for a consideration of ₹ 425.22 million. Consequent to such acquisition APEL has become the subsidiary of the Company.

Details of the capital account contribution and profit sharing ratio in the APEL:

₹ in million

	March 31, 2024		March 31, 2023	
	Capital	Profit Sharing	Capital	Profit Sharing
Chalet Hotels Limited	4.99	99.80%	-	-
Sonmil Industries Private Limited	0.01	0.20%	-	-
	<b>5.00</b>	<b>100%</b>	-	-

Out of the total purchase consideration, a sum of ₹ 47.8 million to be paid on satisfaction of certain conditions in relation to conversion of nature of land.




**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)**
**NOTE 59. ACQUISITION OF TP AGASTYA LIMITED**

During the period March 31, 2024, pursuant to the shareholding agreement the Company has acquired 26% stake in TP Agastya Limited ('TPAL'). The Company neither has exposure nor rights to variable return. These investment is solely to obtain captive solar power supply for one of its hotel units.

**NOTE. 60**

**Disclosure pursuant to Section 186 of the Companies Act 2013 and under Regulation 34(3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015:**

₹ in million

Sr No.	Nature of Transactions	Purpose for which the loan/ guarantee/ security is proposed to be utilized by the recipient	Balance as at		Movement during the year	Maximum Outstanding during the year	
			March 31, 2024	March 31, 2023		March 31, 2024	March 31, 2023
<b>1</b>	<b>Loans and advances</b>						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	60.00	56.00	4.00	60.00	56.00
	Chalet Airport Hotel Private Limited	Business purpose	605.21	298.56	306.65	605.21	298.56
	Ayushi and Poonam Estates LLP	Business purpose	931.75	-	931.75	931.75	-
<b>2</b>	<b>Guarantees</b>						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	-	50.00	(50.00)	50.00	50.00
<b>3</b>	<b>Security</b>						
	Ayushi and Poonam Estates LLP	Business purpose	Note	-	Note	Note	-
<b>4</b>	<b>Investment in fully paid up equity instruments and current investments</b>						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	250.09	250.09	-	250.09	250.09
	Chalet Airport Hotel Private Limited	Business purpose	6.50	6.50	-	6.50	6.50
	The Dukes Retreat Private Limited	Business purpose	829.11	829.11	-	829.11	829.11
	Sonmil Industries Private Limited	Business purpose	756.46	756.46	-	756.46	756.46
	Ayushi and Poonam Estates LLP	Business purpose	425.22	-	425.22	425.22	-
	Stargaze Properties Private Limited	Business purpose	0.01	0.01	-	0.01	0.01
	Krishna Valley Power Private Limited	Business purpose	1.29	1.29	-	1.29	1.29





## NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)

₹ in million

Sr No.	Nature of Transactions	Purpose for which the loan/ guarantee/ security is proposed to be utilized by the recipient	Balance as at		Movement during the year	Maximum Outstanding during the year	
			March 31, 2024	March 31, 2023		March 31, 2024	March 31, 2023
	Sahyadri Renewable Energy Private Limited	Business purpose	19.91	19.91	-	19.91	19.91
	Renew Wind Power Energy (AP) Limited	Business purpose	31.46	31.46	-	31.46	31.46
	Vikramaditya Renewable Energy Private Limited	Business purpose	10.67	10.67	-	10.67	10.67
	TP Agastaya Limited	Business purpose	25.52	-	25.52	25.52	-
	National saving certificates	Business purpose	0.13	0.13	-	0.13	0.13
	Mutual Fund Axis Overnight Fund Direct Growth (ONDGG)	Investment	8.29	-	8.29	8.29	-

**Note :**

The Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 2000 million.

**NOTE 61.**

Goods and Services Tax (GST) Investigation Department, Maharashtra State (GST Authorities) had conducted search proceedings pursuant to Section 67 of the Goods and Services Tax Act 2017. The Goods and Services Tax (GST) officials have identified certain matters relating to input tax credit pertaining to the period July 2017 to financial year 2022-23, which the Authority believes are ineligible for such claims. Accordingly, the Company evaluated the same and made a payment of Goods and Services Tax (GST) amounting ₹ 107.54 million during the period ended March 31, 2024. The business operations of the Company continue as usual and are not impacted. GST Authorities has transferred case to Assessing Officer for 2018-19 & 2019-20. The said proceedings have not yet concluded either by GST Authorities or by Assessing Officer and any further outcome from such proceedings will be appropriately dealt with in the subsequent period.

**NOTE 62.**

- i) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  - (a) 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
  - (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- ii) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
  - (a) 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
  - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries



**NOTES TO THE STANDALONE FINANCIAL STATEMENTS (CONTD.)****Note 63.**

Other Additional regulatory information pursuant to the requirement in Division II of Schedule III to the Companies Act 2013

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.
- (iii) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (iv) The Company has not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961
- (v) The Group has not drawn any borrowing from any bank or financial institutions on the basis of security of current assets.
- (vi) The Company has not been declared wilful defaulter by any Bank or Financial institution or government or any government authority.
- (vii) The Company has complied with the number of layers prescribed under the Companies Act, 2013.
- (viii) The Company has not entered into any scheme of arrangement during the year which has an accounting impact on current or previous financial year.

**NOTE 64.**

As per the MCA Notification dated August 06, 2022, the Central Government has notified the Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the Company is required to maintain a backup of the books of account and other relevant books and papers in electronic mode that should be accessible in India at all the time. Also, the Company is required to create backup of accounts on servers physically located in India on a daily basis.

The books of account along with other relevant records and papers of the Company is maintained in electronic mode, across all units. These are readily accessible in India at all times and currently a backup is maintained on a cloud based server. Such servers are located in India, with the exception of certain units, which are located overseas. The Company is in the process of complying with the requirement of maintaining server(s) in India for these units for backup of books of account and other relevant books and papers, on a daily basis, pursuant to the amendment.

For **B S R & Co. LLP**  
Chartered Accountants  
Firm's Registration No:101248W/W-100022

For and on behalf of the Board of Directors of  
Chalet Hotels Limited  
(CIN No. L55101MH1986PLC038538)

**Suhas Pai**  
Partner  
Membership No. 119057

**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)

**Joseph Conrad Dsouza**  
Director  
(DIN. 00010576)

**Milind Wadekar**  
Chief Financial officer  
(Membership No: 116372)

**Christabelle Baptista**  
Company Secretary  
(Membership No: A17817)

Mumbai  
May 13, 2024

Mumbai  
May 13, 2024





# **CONSOLIDATED FINANCIAL STATEMENTS**





# INDEPENDENT AUDITOR'S REPORT

To  
The Members of  
**Chalet Hotels Limited**

## REPORT ON THE AUDIT OF THE CONSOLIDATED FINANCIAL STATEMENTS

### Opinion

We have audited the consolidated financial statements of Chalet Hotels Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), which comprise the consolidated balance sheet as at 31 March 2024, and the consolidated statement of profit and loss (including other comprehensive income), consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of report of the other auditor on separate financial statements of such subsidiary as was audited by the other auditor, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31 March 2024, of its consolidated profit and other comprehensive loss, consolidated changes in equity and consolidated cash flows for the year then ended.

### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in terms of the Code of Ethics issued by the Institute of Chartered Accountants of India and the relevant provisions of the Act, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence obtained by us along with the consideration of report of the other auditor referred to

in paragraph (a) of the "Other Matters" section below, is sufficient and appropriate to provide a basis for our opinion on the consolidated financial statements.

### Emphasis of Matter

- a. We draw attention to Note 41(c) to the consolidated financial statements regarding the ongoing litigation in respect of leasehold rights to proportionate undivided interest in land and building at Vashi (Navi Mumbai) purchased from K Raheja Corp Private Limited, on which the Company's Four Points by Sheraton Hotel has been built. The allotment of land by City & Industrial Development Corporation of Maharashtra Limited ('CIDCO') to K Raheja Corp Private Limited has been challenged under two public interest litigation. On 21 November 2014, the Honourable High Court at Bombay ordered K Raheja Corp Private Limited to restore the land to its original condition (which would inter alia require the buildings thereon to be demolished) and hand over the vacant possession thereof to CIDCO within six months of the date of judgement. K Raheja Corp Private Limited has filed a special leave petition against the abovementioned order in the Honourable Supreme Court of India. The Hon'ble Supreme Court of India on 21 January 2015 has passed Status Quo Order and the matter is currently pending with it. The agreement for purchase of leasehold rights between the Company and K Raheja Corp Private Limited was subject to the outcome of the litigation and the management does not except any potential material loss to be borne by the Company. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in the consolidated financial statements as at 31 March 2024 to the carrying value of the leasehold rights (reflected as prepayments) aggregating to Rs 47.34 million (31 March 2023: Rs 48.54 million) and the hotel assets thereon (reflected as property, plant and equipment) aggregating to Rs 366.17 million as at 31 March 2024 (31 March 2023: Rs 348.46 million).

Our opinion is not modified in respect of this matter.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.





## INDEPENDENT AUDITOR'S REPORT (Contd.)

**Revenue Recognition**

See Note 1.3 B to consolidated financial statements

The key audit matter	How the matter was addressed in our audit
<p>The Group is principally engaged as a hotel owner and property owner. It's revenue comprises hotel revenue (including hotel room revenue, food and beverage revenue and other hotel-related revenue) and rental income from investment properties.</p> <p>The accounting policies for the different revenue streams are set out in Note 1.2 B to the consolidated financial statements.</p> <p>Revenue is a key performance indicator of the Group and there is risk of overstatement of revenue due to fraud resulting from pressure to achieve targets and earnings expectations. Based on the above we have identified revenue recognition as a Key Audit Matter.</p>	<p>Our audit procedures included:</p> <ul style="list-style-type: none"> <li>• Tested the Group's revenue recognition accounting policies and its compliance with Ind AS 115;</li> <li>• Tested design, implementation and operating effectiveness of the controls, assisted by IT specialists, of the revenue recognition process;</li> <li>• Tested the general information technology controls and key application controls surrounding revenue recognition;</li> <li>• Tested on a sample basis revenue recognized in the correct financial period by tracing it to invoices, receipts, etc.;</li> <li>• Tested the adequacy of disclosures relating to the Revenue recognition in the financial statements;</li> <li>• Tested the details of unbilled revenue and its compliance with Ind AS 115;</li> <li>• Tested on a sample basis invoices recorded during the year for identification of point in time for transfer of control to the customer; and</li> <li>• Performed substantive analytical procedures including year on year variance analysis and cash to sales reconciliation for the financial year.</li> </ul>

**Purchase Price Allocation**

See Note 51 to consolidated financial statements

The key audit matter	How the matter was addressed in our audit
<p>On 29 February 2024, the Group has acquired 100% share in Capital of Ayushi and Poonam Estates LLP, a limited liability firm, pursuant to the Deed of Assignment, Deed of Admission. The Group determined the acquisition to be within the scope of Ind AS 103 'Business Combinations'. Ind AS 103 requires an identified assets and liabilities be recognized at fair value at the date of acquisition, with the excess of the acquisition cost over the identified fair value of recognized assets and liabilities as goodwill. The Group appointed independent professional valuer to perform valuation of assets for the purpose of allocation of the consolidated purchase price to the respective assets and liabilities acquired (hereinafter referred to as 'the purchase price allocation' or 'the PPA'). The Group determined the fair values of the net identifiable assets acquired was Rs 263.00 million as part of the PPA and accordingly, the consideration paid in excess of the net assets acquired resulted in recognition of Goodwill of Rs 148.72 million. Significant assumptions and estimates are used as of the date of acquisition in the determination of the fair values of the identified assets acquired and liabilities assumed in the transaction.</p> <p>Significant judgements were made in respect of the future projections and the discount rate used in assessing the carrying value of the net assets acquired. Accordingly, this is considered to be a key audit matter.</p>	<p>Our audit procedures included:</p> <ul style="list-style-type: none"> <li>• Obtained an understanding of the transaction and identified key terms relevant to the accounting for the transaction;</li> <li>• Read relevant parts of the Deed of Admission and Deed of Assignment and assessed the Company's conclusion regarding business combination accounting in accordance with Ind AS 103;</li> <li>• Assessed the competence, capabilities and objectivity of the experts engaged by the group and gained an understanding of the work of the experts by perusal of the valuation reports;</li> <li>• Obtained an understanding of the process and tested the Design, Implementation and Operating effectiveness of controls over Purchase Price Allocation (PPA);</li> <li>• Traced the value of the consideration transferred with reference to the Deed of Admission and Deed of Assignment;</li> <li>• Involved our internal valuation experts to challenge the methodology and key assumptions used in allocation of the purchase price to various assets and liabilities acquired and the resultant fair values arrived at;</li> <li>• Tested arithmetical accuracy of the working used in the Purchase price allocation; and</li> <li>• Assessed the adequacy of the disclosures made in the Financial Statements in compliance with the requirements of relevant Indian Accounting standards.</li> </ul>





### INDEPENDENT AUDITOR'S REPORT (Contd.)

#### Other Information

The Holding Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Holding Company's annual report, but does not include the financial statements and auditor's report thereon.

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

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed and based on the reports of other auditor, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Management's and Board of Directors'/Designated Partners' Responsibilities for the Consolidated Financial Statements

The Holding Company's Management and Board of Directors are responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated state of affairs, consolidated profit and other comprehensive loss, consolidated statement of changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. The respective Management and Board of Directors of the companies/ Designated Partners of the Limited Liability Partnership (LLP) included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of each company/LLP and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to

fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Management and Board of Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and Board of Directors of the companies/ Designated Partners of the LLP included in the Group are responsible for assessing the ability of each company/LLP to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors/Designated Partners either intends to liquidate the Company/LLP or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies/ Designated Partners of the LLP included in the Group are responsible for overseeing the financial reporting process of each company/LLP.

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

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 control 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





## INDEPENDENT AUDITOR'S REPORT (Contd.)

expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements 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 the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of consolidated financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. 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 consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial statements of such entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audit carried out by them. We remain solely responsible for our audit opinion. Our responsibilities in this regard are further described in paragraph (a) of the section titled "Other Matter" in this audit report.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the

independent auditors 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### Other Matter

- We did not audit the financial statements of one subsidiary, whose financial statements reflects total assets (before consolidation adjustments) of Rs. 3,195.89 million as at 31 March 2024, total revenues (before consolidation adjustments) of Rs. 63.56 million and net cash flows (before consolidation adjustments) amounting to Rs. 338.38 million for the period ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditor whose reports has been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of this subsidiary, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiary is based solely on the reports of the other auditor.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of this matter with respect to our reliance on the work done and the reports of the other auditors.

#### Report on Other Legal and Regulatory Requirements

- As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of



**INDEPENDENT AUDITOR'S REPORT (Contd.)**

the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2 A. As required by Section 143(3) of the Act, based on our audit and on the consideration of reports of the other auditor on separate financial statements of such subsidiary, as were audited by other auditor, as noted in the "Other Matters" paragraph, we report, to the extent applicable, 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 of the aforesaid consolidated financial statements.
- b. In our opinion, proper books of account as required by law have been kept so far as it appears from our examination of those books, except that the back-up of certain units which form part of the 'books of account and other relevant books and papers in electronic mode has not been maintained on servers physically located in India (refer note 65) and for the matters stated in the paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- c. The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid consolidated financial statements comply with the Ind AS specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors of the Holding Company as on 31 March 2024 taken on record by the Board of Directors of the Holding Company and subsidiary companies incorporated in India, none of the directors of the Group companies incorporated in India is disqualified as on

31 March 2024 from being appointed as a director in terms of Section 164(2) of the Act.

- f. the modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph b above on reporting under Section 143(3)(b) and paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
  - g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies incorporated in India and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- B. 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, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate financial statements of the subsidiaries, as noted in the "Other Matters" paragraph:
- a. The consolidated financial statements disclose the impact of pending litigations as at 31 March 2024 on the consolidated financial position of the Group. Refer Note 41 to the consolidated financial statements.
  - b. The Group did not have any material foreseeable losses on long-term contracts including derivative contracts during the year ended 31 March 2024.
  - c. There are no amounts which are required to be transferred to the Investor Education and Protection Fund by the Holding Company or its subsidiary companies incorporated in India during the year ended 31 March 2024.
  - d (i) The respective management of the Holding Company and its subsidiary companies incorporated in India whose financial statements have been audited under the Act have represented to us that, to the best of their knowledge and belief, other than as disclosed in the Note 63 (i) to





## INDEPENDENT AUDITOR'S REPORT (Contd.)

- the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiary companies to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company or any of such subsidiary companies ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (ii) The respective management of the Holding Company and its subsidiary companies incorporated in India whose financial statements have been audited under the Act have represented to us that, to the best of their knowledge and belief, other than as disclosed in the Note 63(ii) to the consolidated financial statements, no funds have been received by the Holding Company or any of such subsidiary companies from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiary companies shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (iii) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiary companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditors notice that has caused us or the other auditors to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.
- e. The final dividend paid by the Holding Company during the year, in respect of the same declared for the previous year, is in accordance with Section 123 of the Act to the extent it applies to payment of dividend.
- As stated in Note 18(e) to the consolidated financial statements, the respective Board of Directors of the Holding Company has proposed final dividend for the year which is subject to the approval of the respective members at the ensuing Annual General Meeting. The dividend declared is in accordance with Section 123 of the Act to the extent it applies to declaration of dividend.
- f. Based on our examination which included test checks, the Holding Company and its subsidiary companies incorporated in India has used accounting softwares for maintaining its books of account, which has a feature of recording audit trail (edit log) facility except for the instances mentioned below. For accounting software for which audit trail is enabled, the audit trail facility has been operating throughout the year for all relevant transactions recorded in the respective softwares:
- In respect of the Holding Company, the feature of audit trail was not enabled in the application layer of the accounting software used for maintaining the books of account relating to general ledger and other related records, for certain elements/ fields relating to areas such as revenue, inventory, accounts payables, accounts receivables, general ledger and certain related master tables.
  - In respect of the Holding Company and its subsidiary companies





### INDEPENDENT AUDITOR'S REPORT (Contd.)

incorporated in India, the feature of audit trail was not enabled at the database level for accounting softwares (database SQL) used for maintaining the books of account to log any direct data changes.

- iii. In respect of the Holding Company, based on the examination of an independent auditor's report in relation to controls at service organization for accounting software used for maintenance of revenue, inventory, general ledger, accounts payable which are operated by a third-party software service provider, we are unable to comment whether audit trail feature for the said software was enabled and operated throughout the year for all relevant transactions recorded in the respective software or whether there were any instances of the audit trail feature being tampered with.

For the periods where audit trail (edit log) facility was enabled and operated for the respective accounting softwares, we did not come across any instance of audit trail feature being tampered with during the course of our audit.

- C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us the remuneration paid during the current year by the Holding Company and its subsidiary companies to its directors is in accordance with the provisions of Section 197 of the Act. The remuneration paid to any director by the Holding Company and its subsidiary companies is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

**Suhas Pai**

Partner

Place: Mumbai

Membership No.: 119057

Date: 13 May 2024

ICAI UDIN:24119057BKFIBL6753





## ANNEXURE A

to the Independent Auditor's Report on the Consolidated Financial Statements of Chalet Hotels Limited for the year ended 31 March 2024

### (REFERRED TO IN PARAGRAPH 1 UNDER 'REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS' SECTION OF OUR REPORT OF EVEN DATE)

(xxi) In our opinion and according to the information and explanations given to us, following companies incorporated in India and included in the consolidated financial statements, have unfavourable remarks, qualification or adverse remarks given by the respective auditors in their reports under the Companies (Auditor's Report) Order, 2020 (CARO):

Sr. No.	Name of the entities	CIN	Holding Company/Subsidiary/ JV/ Associate	Clause number of the CARO report which is unfavourable or qualified or adverse
1.	Chalet Hotels & Properties (Kerala) Private Limited	U55101KL2006 PTC020125	Subsidiary	Clause (xvii) and (xix)
2.	Chalet Airport Hotel Private Limited	U55101MH202 2PTC388704	Subsidiary	Clause (xvii)

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

**Suhas Pai**

Partner

Place: Mumbai

Date: 13 May 2024

Membership No.: 119057

ICAI UDIN:24119057BKFIBL6753





## ANNEXURE B

to the Independent Auditor's Report on the consolidated financial statements of Chalet Hotels Limited for the year ended 31 March 2024

### **REPORT ON THE INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE AFORESAID CONSOLIDATED FINANCIAL STATEMENTS UNDER CLAUSE (I) OF SUB-SECTION 3 OF SECTION 143 OF THE ACT**

**(Referred to in paragraph 2(A)(g) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

In conjunction with our audit of the consolidated financial statements of Chalet Hotels Limited (hereinafter referred to as "the Holding Company") as of and for the year ended 31 March 2024, we have audited the internal financial controls with reference to financial statements of the Holding Company and such companies incorporated in India under the Act which are its subsidiary companies, as of that date.

#### **Management's and Board of Directors' Responsibilities for Internal Financial Controls**

The respective Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the respective company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on the internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements

were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to financial statements.

#### **Meaning of Internal Financial Controls with Reference to Financial Statements**

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### **Inherent Limitations of Internal Financial Controls with Reference to Financial Statements**

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management





## ANNEXURE B (Contd.)

override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate

**Opinion**

In our opinion the Holding Company and such companies incorporated in India which are its subsidiary companies, have, in all material respects, adequate internal financial

controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2024, based on the internal financial controls with reference to financial statements criteria established by such companies considering the essential components of such internal controls stated in the Guidance Note.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

**Suhas Pai**

Partner

Place: Mumbai

Membership No.: 119057

Date: 13 May 2024

ICAI UDIN:24119057BKFIBL6753





# CONSOLIDATED BALANCE SHEET

As at March 31, 2024

	Note	As at March 31, 2024	As at March 31, 2023
₹ in million			
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	2	24,417.65	20,968.70
Right of Use assets	40	459.63	524.67
Capital work-in-progress	3	369.19	977.74
Investment property	4	18,446.69	16,473.85
Goodwill	5	685.83	537.11
Other intangible assets	6	45.96	31.25
Financial assets			
(i) Other investments	7	94.18	68.47
(ii) Others	8	886.38	587.83
Deferred tax assets (net)	36	1,623.49	1,444.97
Non-current tax assets (net)		619.34	154.84
Other non-current assets	9	1,026.00	494.64
<b>Total non-current assets</b>		<b>48,674.34</b>	<b>42,264.07</b>
<b>Current assets</b>			
Inventories	10	5,420.40	4,129.26
Financial assets			
(i) Investments	11	8.29	-
(ii) Trade receivables	12	551.58	589.51
(iii) Cash and cash equivalents	13 a	823.34	444.54
(iv) Bank balances other than (iii) above	13 b	499.39	775.26
(v) Others	14	161.91	129.98
Other current assets	15	1,356.22	975.13
<b>Total current assets</b>		<b>8,821.13</b>	<b>7,043.68</b>
<b>TOTAL ASSETS</b>		<b>57,495.47</b>	<b>49,307.75</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity share capital	16	2,054.74	2,050.25
<b>Other equity</b>	17	<b>16,458.68</b>	<b>13,369.14</b>
Non controlling interests		(4.74)	(4.06)
<b>Total equity</b>		<b>18,508.68</b>	<b>15,415.33</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
(i) Borrowings	18	18,546.08	22,077.12
(i) Lease liabilities	40	498.16	548.56
(ii) Others	19	462.06	252.74
Provisions	20	117.50	82.85
Other non-current liabilities	21	235.03	154.78
<b>Total non-current liabilities</b>		<b>19,858.83</b>	<b>23,116.05</b>
<b>Current liabilities</b>			
Financial liabilities			
(i) Borrowings	22	10,957.21	5,861.59
(i) Lease liabilities	40	50.40	42.91
(ii) Trade payables	23		
(a) Total outstanding dues of micro enterprises and small enterprises and		421.73	144.59
(b) Total outstanding dues to creditors other than micro enterprises and small enterprises		1,649.40	1,357.26
(iii) Other financial liabilities	24	1,117.05	1,047.01
Other current liabilities	25	4,852.60	2,214.57
Provisions	26	79.52	108.44
Current tax liabilities	36	0.05	-
<b>Total current liabilities</b>		<b>19,127.96</b>	<b>10,776.37</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>57,495.47</b>	<b>49,307.75</b>

Material Accounting Policies

1

Notes to the Consolidated Financial Statements

2-65

The notes referred to above form an integral part of the Consolidated financial statements.

As per our audit report of even date attached

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

For and on behalf of the Board of Directors of  
Chalet Hotels Limited  
(CIN No. L55101MH1986PLC038538)

**Suhas Pai**

Partner

Membership No. 119057

**Sanjay Sethi**Managing Director & CEO  
(DIN. 00641243)**Milind Wadekar**Chief Financial officer  
(Membership No: 116372)**Joseph Conrad Dsouza**

Director

(DIN. 00010576)

**Christabelle Baptista**Company Secretary  
(Membership No: A17817)Mumbai  
May 13, 2024Mumbai  
May 13, 2024



# CONSOLIDATED STATEMENT OF PROFIT AND LOSS

For the year ended March 31, 2024

₹ in million

	Note	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Income</b>			
<b>Revenue</b>			
Revenue from operations	27	14,172.52	11,284.67
Other income	28	197.86	494.87
<b>Total income (A)</b>		<b>14,370.38</b>	<b>11,779.54</b>
<b>Expenses</b>			
Real estate development cost	29	85.06	85.06
Changes in inventories of finished good and construction work in progress	29	-	0.00
Food and beverages consumed	30	1,055.83	999.19
Operating supplies consumed	31	397.36	392.66
Employee benefits expense	32	1,945.64	1,510.96
<b>Other expenses</b>	34	4,842.71	3,768.63
<b>Total expenses (B)</b>		<b>8,326.60</b>	<b>6,756.50</b>
<b>Adjusted Earnings before interest, depreciation, amortization and tax (EBITDA) before exceptional items (C) (A-B)</b>		<b>6,043.78</b>	<b>5,023.04</b>
Depreciation and amortization expenses	2, 4, 6, 40	1,383.70	1,173.09
Finance costs	33	1,966.55	1,544.74
<b>Profit before exceptional items and tax (D)</b>		<b>2,693.53</b>	<b>2,305.21</b>
<b>Exceptional items (E)</b>	35	-	<b>423.08</b>
<b>Profit before income tax (F) (D+E)</b>		<b>2,693.53</b>	<b>2,728.29</b>
<b>Tax expense (G)</b>	36	<b>(88.28)</b>	<b>895.39</b>
Current tax (includes tax for the earlier years)		304.32	178.65
MAT credit entitlement		(289.40)	(178.41)
Deferred tax (credit)		(103.20)	895.15
<b>Profit for the year (H) (F-G)</b>		<b>2,781.81</b>	<b>1,832.90</b>
<b>Other comprehensive income / (expense)</b>			
Items that will not be reclassified to profit or loss			
Remeasurements of the defined benefit plans		(12.70)	(7.51)
Income tax Credit on above		4.31	2.87
<b>Other comprehensive income / (expense) for the year, net of tax (I)</b>		<b>(8.39)</b>	<b>(4.64)</b>
<b>Total comprehensive income / (expense) for the year (J) (I+H)</b>		<b>2,773.42</b>	<b>1,828.26</b>
<b>Profit / (Loss) attributable to :</b>			
Owners of the Company		2,781.65	1,833.32
Non-controlling interests		0.16	(0.42)
<b>Other comprehensive income/ (expense) attributable to :</b>			
Owners of the Company		(7.55)	(4.64)
Non-controlling interests		(0.84)	-
<b>Total comprehensive income / (expense) attributable to :</b>			
Owners of the Company		2,774.10	1,828.68
Non-controlling interests		(0.68)	(0.42)
<b>Earnings per equity share - Continuing operations (Face value of ₹ 10 each)</b>			
Basic	37	13.54	8.94
Diluted	37	13.53	8.94

Material Accounting Policies

1

Notes to the Consolidated Financial Statements

2 - 65

The notes referred to above form an integral part of the Standalone financial statements.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No:101248W/W-100022

For and on behalf of the Board of Directors of

Chalet Hotels Limited

(CIN No. L55101MH1986PLC038538)

**Suhas Pai**

Partner

Membership No. 119057

**Sanjay Sethi**

Managing Director & CEO

(DIN. 00641243)

**Milind Wadekar**

Chief Financial officer

(Membership No: 116372)

**Joseph Conrad Dsouza**

Director

(DIN. 00010576)

**Christabelle Baptista**

Company Secretary

(Membership No: A17817)

Mumbai

May 13, 2024

Mumbai

May 13, 2024





# CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended March 31, 2024

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>A. CASH FLOW FROM OPERATING ACTIVITIES :</b>		
<b>Profit before tax</b>	<b>2,693.53</b>	<b>2,728.29</b>
Adjustments for :		
Interest income from instruments measured at amortized cost	(110.84)	(316.30)
Depreciation and amortization expenses	1,383.70	1,173.09
Finance costs	1,966.55	1,544.74
Unrealized exchange loss	14.00	25.85
Provision for estimated cost	-	(423.08)
Loss/ (Profit) on sale of property, plant and equipment (net)	1.13	(5.78)
Property, plants and equipment written off	38.11	-
Profit on sale of investment	(8.30)	(1.99)
Provision for doubtful debts, advances and bad debt written off	5.08	6.55
Employee stock option expense	100.45	78.98
Export benefits and entitlements	(10.64)	(36.91)
Share of loss in Limited Liability Partnership Firm	-	-
Provision for mark to market on derivative contract	-	(0.75)
Business Combination expenses	(13.50)	-
Provision for stock obsolescence	22.28	-
Proposed dividend*	-	(0.00)
<b>Total</b>	<b>3,388.02</b>	<b>2,044.40</b>
<b>Operating Profit before working capital changes</b>	<b>6,081.55</b>	<b>4,772.69</b>
<b>Adjustments</b>		
(Increase) in trade receivables and current and non-current assets	(1,049.28)	(408.90)
(Increase) in inventories	(1,313.44)	(373.06)
Increase in trade payables and current and non-current liabilities	3,728.73	746.65
<b>Total</b>	<b>1,366.01</b>	<b>(35.31)</b>
Income Taxes (net of refund)	(553.19)	31.46
<b>NET CASH GENERATED FROM OPERATING ACTIVITIES (A)</b>	<b>6,894.37</b>	<b>4,768.84</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES :</b>		
Purchase of property, plant and equipment, Right of Use assets (including capital work in progress, capital creditors and capital advances)	(4,362.45)	(1,748.17)
Proceeds from sale of property, plants and equipments and investment property	85.26	33.42
Purchase of investments (including investment property and investment property under construction)	(2,233.91)	(4,125.34)
Loans given (refer note 47 )	-	(5.00)
Loans received (refer note 47 )	-	5.00
Interest income received	199.04	29.23
Fixed deposits matured / (placed) (net)	(301.85)	(21.05)
Margin money matured / (placed) (net)	265.36	(92.12)
<b>NET CASH (USED IN) /GENERATED FROM INVESTING ACTIVITIES (B)</b>	<b>(6,348.55)</b>	<b>(5,924.03)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES :</b>		
Issue of preference shares	-	250.00
Issue of equity shares	134.87	1.32
Proceeds from long-term borrowings	4,848.17	9,976.13
Repayment of long-term borrowings	(4,467.56)	(7,951.35)
Proposed dividend*	-	0.00





# CONSOLIDATED STATEMENT OF CASH FLOWS (CONTD.)

For the year ended March 31, 2024

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Payment of lease liability	(97.54)	(88.67)
Intercompany Deposit taken	650.00	450.00
Intercompany Deposit repaid	(400.00)	-
<b>Interest and finance charges paid</b>	<b>(1,745.90)</b>	<b>(1,376.98)</b>
<b>NET CASH (USED IN) / GENERATED FROM FINANCING ACTIVITIES (C)</b>	<b>(1,077.96)</b>	<b>1,260.45</b>
<b>NET (DECREASE) IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)</b>	<b>(532.14)</b>	<b>105.26</b>
<b>CASH AND CASH EQUIVALENTS - OPENING BALANCE</b>	<b>354.30</b>	<b>231.51</b>
<b>Acquired in Business Combination (Refer Note 45 )</b>	<b>148.54</b>	<b>17.53</b>
<b>CASH AND CASH EQUIVALENTS - CLOSING BALANCE</b>	<b>(29.30)</b>	<b>354.30</b>

\*Amount less than million

- 1 Cash And Cash Equivalents And Bank Balances Includes Balances In Escrow Account Which Shall Be Used Only For Specified Purposes As Defined Under Real Estate (Regulation And Development) Act, 2016.
- 2 Reconciliation of cash and cash equivalents with the balance sheet

Particulars	As at March 31, 2024	As at March 31, 2023
Cash and cash equivalents (refer Note 14 a)*	823.34	444.54
Less: Over draft accounts from banks (refer Note 26 )*	(852.64)	(90.24)
<b>Cash and cash equivalents as per Consolidated statement of cash flows</b>	<b>(29.30)</b>	<b>354.30</b>

- 3 The movement of borrowings as per Ind AS 7 is as follows:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Opening borrowings	27,848.47	25,326.10
Acquired in Business Combination (Refer Note 45 )	2,955.97	-
Proceeds from long-term borrowings**	2,677.07	10,427.45
Repayment of long-term borrowings	(4,867.56)	(7,951.35)
Non-cash adjustments	36.70	46.27
	<b>28,650.65</b>	<b>27,848.47</b>

\*Cash and cash equivalents includes bank overdrafts that are payable on demand and form an integral part of the Company cash management.

\*\*Includes issue of preference shares and related parties

The notes referred to above form an integral part of the Consolidated financial statements.

As per our audit report of even date attached.

For **B S R & Co. LLP**  
Securities Premium  
Firm's Registration No:101248W/W-100022

For and on behalf of the Board of Directors of  
Chalet Hotels Limited  
(CIN No. L55101MH1986PLC038538)

**Suhas Pai**  
Partner  
Membership No. 119057

**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)

**Joseph Conrad Dsouza**  
Director  
(DIN. 00010576)

**Milind Wadekar**  
Chief Financial officer  
(Membership No: 116372)

**Christabelle Baptista**  
Company Secretary  
(Membership No: A17817)

Mumbai  
May 13, 2024

Mumbai  
May 13, 2024





# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

As at March 31, 2024

## (A) EQUITY SHARE CAPITAL

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Balance at the beginning of the year	2,050.25	2,050.24
Shares issued during the year	4.49	0.01
Balance at the end of the year	<b>2,054.74</b>	2,050.25

## (B) OTHER EQUITY

₹ in million

	Attributable to the owners of the Company						Total Equity
	Other Equity - Reserve and Surplus						
	Equity Component of Compound Instrument (Note 17)	Employee stock option reserve (Note 17)	Capital Reserve (Note 17)	Securities Premium (Note 17)	General reserve (Note 17)	Retained earnings* (Note 17)	
Balance at April 01, 2023	534.00	102.68	84.99	10,269.50	1,071.96	1,306.01	13,369.14
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-
Restated balance at April 01, 2023	534.00	102.68	84.99	10,269.50	1,071.96	1,306.01	13,369.14
Profit for the year	-	-	-	-	-	2,781.65	2,781.65
Other Comprehensive Income	-	-	-	-	-	(8.39)	(8.39)
Total Comprehensive Income	-	-	-	-	-	2,773.26	2,773.26
Equity Component of Compound Instrument	84.61	-	-	-	-	-	84.61
Securities premium	-	-	-	130.38	-	-	130.38
Employee stock option reserve	-	100.45	-	-	-	-	100.45
Transferred to retained earnings	(67.79)	(68.72)	-	-	-	136.51	-
Proposed dividend**	-	-	-	-	-	(0.00)	(0.00)
	16.82	31.73	-	130.38	-	136.51	315.44
Balance as at March 31, 2024	550.82	134.41	84.99	10,399.88	1,071.96	4,215.78	16,457.84
Balance at April 01, 2022	438.33	23.87	84.99	10,269.19	1,071.96	(526.04)	11,362.30
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-
Restated balance at April 01, 2022	438.33	23.87	84.99	10,269.19	1,071.96	(526.04)	11,362.30
Profit for the year	-	-	-	-	-	1,833.32	1,833.32
Remeasurements of defined benefit plans (net of tax)	-	-	-	-	-	(4.64)	(4.64)
Total Comprehensive Income	-	-	-	-	-	1,828.68	1,828.68
Equity Component of Compound Instrument	95.67	-	-	-	-	-	95.67
Employee stock option reserve	-	78.98	-	-	-	-	78.98
Transferred to retained earnings	-	(0.17)	-	-	-	0.17	-
Securities premium	-	-	-	0.31	-	-	0.31
Add: other Adjustments	-	-	-	-	-	3.20	3.20
Proposed dividend**	-	-	-	-	-	(0.00)	(0.00)
	95.67	78.81	-	0.31	-	3.37	178.16
Balance as at March 31, 2023	534.00	102.68	84.99	10,269.50	1,071.96	1,306.01	13,369.14

\*Includes impact of fair valuation of land on transition to Ind AS (net of related tax impact) ₹ 3,710.05 million (March 31, 2023 ₹ 3,710.05 million)

\*\*Amount less than million

As per our report of even date attached

For **B S R & Co. LLP**  
Chartered Accountants  
Firm's Registration No:101248W/W-100022

**Suhas Pai**  
Partner  
Membership No. 119057

**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)

**Milind Wadekar**  
Chief Financial officer  
(Membership No: 116372)

Mumbai  
May 13, 2024

For and on behalf of the Board of Directors of  
Chalet Hotels Limited  
(CIN No. L55101MH1986PLC038538)

**Joseph Conrad Dsouza**  
Director  
(DIN. 00010576)

**Christabelle Baptista**  
Company Secretary  
(Membership No: A17817)

Mumbai  
May 13, 2024





# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 1.1 COMPANY BACKGROUND

The Consolidated Financial Statement comprises of consolidated financial statements of Chalet Hotels Limited ('the Company' or 'the Holding Company'), its subsidiary companies (collectively, 'the Group'). The Company is a public limited company, which is domiciled and incorporated in the Republic of India with its registered office situated at Raheja Tower, Plot No. C-30, Block 'G', Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai 400 051. The Company was incorporated under the Companies Act, 1956 on January 06, 1986 and has been converted into a public company with effect from June 06, 2018.

The Group is primarily engaged in the business of hospitality (hotels), rental and annuity business (*formerly known as commercial and retail operations*) and real estate development. At March 31, 2024, the Group has, (a) nine hotels (and one service apartment building) operating at Powai and Sahar (Mumbai), Vashi (Navi Mumbai), Pune, Lonavala, Bengaluru, Hyderabad and Delh NCR, (b) commercial property at Bengaluru, Mumbai and (c) is engaged in construction and development of a residential property at Bengaluru.

On February 29, 2024, the Group has acquired 100% share in Capital of Ayushi and Poonam Estates LLP ('APEL'), a Limited Liability Firm, engaged in the business of hospitality (hotels) for a purchase consideration of ₹ 411.72 million. Consequent to such acquisition APEL has become the wholly owned subsidiary of the Group. The Management has considered February 29, 2024 as acquisition date for the purpose of purchase price allocations.

## 1.2 BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

### Compliance with Indian Accounting Standard (Ind AS)

These consolidated financial statements have been prepared in accordance with Ind AS prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standard) Rules, 2015 as amended, and other accounting principles generally accepted in India, as a going concern on accrual basis. These Consolidated Financial Statements of the group for the year ended March 31, 2024 are approved by the Company's Audit Committee and by the Board of Directors on May 13, 2024.

### (i) Negative Working Capital

As at the year end, the Group current liabilities have exceeded its current assets by ₹10,306.84 million. Subsequent to the year end, the Management has raised funds through Qualified Institutional Placement (QIP) amounting to ₹ 10,000 million. The Management is confident of its ability to generate adequate cash inflows from operations and also utilize undrawn borrowings facilities to meet its obligations on due date.

### (ii) Basis of measurement

The Consolidated Financial Statements have been prepared on a historical cost basis, except for the following:

- certain financial assets and liabilities (including derivative instruments) that are measured at fair value (refer- Accounting policy regarding financials instruments);
- Net defined benefit (asset) / liability - plan (assets) / liability measured at fair value less present value of defined benefit obligation; and
- land at fair value on transition date.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

### (iii) Functional and presentation currency

The consolidated financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All the financial information have been presented in Indian

Rupees (INR) and all amounts have been rounded-off to the nearest millions, except for share data and as otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentage may not precisely reflect the absolute figures.

### (iv) Use of estimates and judgements

While preparing the Consolidated Financial Statements in conformity with Ind AS, the management has made certain estimates and assumptions that require subjective and complex judgements. These judgements affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses, disclosure of contingent liabilities



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**

at the consolidated Balance Sheet date and the reported amount of income and expenses for the reporting period. Future events rarely develop exactly as forecasted and the best estimates require adjustments, as actual results may differ from these estimates under different assumptions or conditions.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.

**(a) Assumptions and estimation uncertainties are required in particular for:**

**- Determination of the estimated useful lives**

Useful lives of property, plant and equipment and investment property are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II and in case of intangible assets, they are estimated by management based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.

**- Recognition and measurement of defined benefit obligations**

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation, actuarial rates and life expectancy. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post-employment benefit obligations. Due to complexities involved in the valuation and its long term nature, defined benefit obligation is sensitive

to changes in these assumptions. All assumptions are reviewed at each reporting period.

**- Recognition of deferred tax assets**

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

**- Determination of control**

The group has exercised its judgement not to consolidate entities with majority holding or significant influence, where the group does not have power or control over or exposure to the entity and does not have any rights to variable returns from its involvement with the entity.

**- Recognition and measurement of other provisions**

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the closing date. The actual outflow of resources at a future date may therefore, vary from the amount included in other provisions.

**- Discounting of long-term financial assets/ liabilities**

All financial assets / liabilities are required to be measured at fair value on initial recognition. In case of financial liabilities/assets which are required to be subsequently measured at amortized cost, interest is accrued using the effective interest method.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

- **Impairment testing**

Property, plant and equipment, Right-of-Use assets and intangible assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's or cash generating unit's carrying amount exceeds its recoverable amount. Recoverable amount is higher of an asset's net selling price and its value in use. Value in use is the present value of estimated future cash flows expected to arise from the continuing use of an asset or cash generating unit and from its disposal at the end of its useful life. Assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period. In case of such reversal, the carrying amount of the asset is increased so as not to exceed the carrying amount that would have been determined had there been no impairment loss.

Impairment losses recognized in prior years are reversed when there is an indicator that the impairment losses recognized no longer exist or have decreased. Such reversals are recognized as an increase in carrying amounts of assets to the extent that it does not exceed the carrying amounts that would have been determined (net of amortization or depreciation) had no impairment loss been recognized in previous years.

- **Litigation**

From time to time, the Group is subject to legal proceedings, the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating,

among other factors, the probability of unfavourable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are reviewed at each accounting period and revisions made for the changes in facts and circumstances.

- **Determining whether an arrangement contains a lease**

At inception of an arrangement, the Group determines whether the arrangement is or contains a lease.

At inception or on reassessment of an arrangement that contains a lease, the Group separates payments and other consideration required by the arrangement into those for the lease and those for other elements on the basis of their relative fair values. If the Group concludes for a finance lease that it is impracticable to separate the payments reliably, then an asset and a liability are recognized at an amount equal to the fair value of the underlying asset; subsequently, the liability is reduced as payments are made and an imputed finance cost on the liability is recognized using the Group's incremental borrowing rate. And in case of operating lease, treat all payments under the arrangement as lease payments.

**(b) Judgements**

**Critical Judgements in determining the lease term:**

Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Group makes an assessment on the expected lease term on a lease-by-lease basis and there by assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Group considers factors such as any significant leasehold improvements undertaken over the lease term, costs





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

relating to the termination of the lease and the importance of the underlying asset to Group's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

**Critical judgements in determining the discount rate:** The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for a portfolio of leases with similar characteristics.

- **Fair value of financial instruments**

Derivatives are carried at fair value. Derivatives includes foreign currency forward contracts. Fair value of foreign currency forward contracts are determined using the fair value reports provided by respective bankers.

Further information about the assumptions made in measuring fair values is included in the following notes:

Note G, J, I & K - impairment test of non-financial assets: key assumptions underlying recoverable amounts; and

Note N 1(c) - Impairment of financial assets

**(v) Measurement of fair values**

The Group's accounting policies and disclosures require the measurement of fair values for, both financial and non-financial assets and liabilities.

The Group has an established control framework with respect to the measurement of fair values. 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, regardless of whether that price is directly observable or estimated using another valuation technique. The management regularly reviews significant unobservable inputs and valuation adjustments. If third party information, such as broker quotes or pricing services, is used to measure fair values, then the management assesses the

evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Group uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

- *Level 1:* quoted prices (unadjusted) in active markets for identical assets or liabilities
- *Level 2:* inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- *Level 3:* inputs for the asset or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in the following notes:

- Note 2 - Property, plant and equipment (Freehold land)
- Note 4 - Investment property
- Note 43 - Financial instruments

**(vi) Current and non-current classification**

Based on the time involved between the acquisition of assets for processing and their realization in cash and cash equivalents, the group has identified twelve months as its operating cycle for determining current and non-current classification of assets and liabilities in the balance sheet.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

**1.3 MATERIAL ACCOUNTING POLICIES****Basis of consolidation****Subsidiary:**

The Consolidated financial statements incorporate the financial statements of the Group and entities controlled by the Company. Subsidiary is an entity over which the holding company has control.

The Group controls an investee when the Company has power over the investee, is exposed to, or has rights to, variable returns from its involvement with the investee and has the ability to affect those returns through its power to direct the relevant activities of the investee. Subsidiary is fully consolidated when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary.

The acquisition method of accounting is used to account for business combinations by the Group. The Group combines the financial statements of the Holding company and its subsidiary line by line adding together like items of assets, liabilities, equity, income and expenses. Intra-group transactions, balances and unrealized gains on transactions between group companies are eliminated. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. When necessary, adjustments are made to the financial statements of subsidiary to bring their accounting policies into line with the Group's accounting policies.

Non-controlling interests (NCI) in the results and equity of subsidiary are shown separately in the Consolidated Statement of Profit and Loss, Consolidated Statement of Changes in Equity and Consolidated Statement of Balance Sheet respectively.

In the Consolidated Financial Statements, 'Goodwill' represents the excess of the cost to the Holding company of its investment in the subsidiary over its share of equity, at the respective dates on which the investments are made. Alternatively, where the share of equity as on the date of investment is in excess of cost of investment, it is recognized as 'Capital Reserve' in the Consolidated financial statements.

When the group loses control over a subsidiary, it derecognizes the assets and liabilities of the subsidiary and any related NCI and other components of equity. Any resulting gain or loss is recognized in profit or loss. Any interest retained in

the former subsidiary is measured at fair value when the control is lost.

**A. Business combination**

Transaction costs are expensed as incurred, except to the extent related to the issue of debt or equity securities. The consideration transferred does not include amounts related to the settlement of pre-existing relationships with the acquiree. Such amounts are recognized in the consolidated statement of profit and loss.

**Common control**

Business combinations involving entities that are ultimately controlled by the same parties before and after the business combination are considered as Common control entities. Common control transactions are accounted using pooling of interest method. The financial statements in respect of prior periods have been restated from the period that the Transferor Company became a subsidiary of the Transferee Company where the assets and liabilities of the transferee are recorded at their existing carrying values, the identity of reserves of the transferee company is preserved.

**No common control**

The Group uses the "acquisition method" of accounting to account for its business combinations. The consideration transferred by the Company to obtain control of a business is calculated as the sum of the fair values of assets transferred, liabilities incurred and the equity interests issued by the Company as at the acquisition date i.e. date on which it obtains control of the acquiree which includes the fair value of any asset or liability arising from a contingent consideration arrangement. Acquisition-related costs are recognized in the statement of profit and loss as incurred, except to the extent related to the issue of debt or equity securities.

Identifiable assets acquired and liabilities assumed in a business combination are measured initially at their fair values on acquisition-date.

Goodwill is measured as the excess of the aggregate of the consideration transferred and the amount recognized for non-controlling interests, and any previous interest held,



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**

over the net identifiable assets acquired and liabilities assumed. Such goodwill is tested annually for impairment. If the fair value of the net assets acquired is in excess of the aggregate consideration transferred, the excess is termed as bargain purchase.

In case of a bargain purchase, before recognizing a gain in respect thereof, the Company determines whether there exists clear evidence of the underlying reasons for classifying the business combination as a bargain purchase thereafter, the Company reassesses whether it has correctly identified all the assets acquired and liabilities assumed and recognizes any additional assets or liabilities that are so identified, any gain thereafter is recognized in OCI and accumulated in equity as Capital Reserve. If there does not exist clear evidence of the underlying reasons for classifying the Business combination as a bargain purchase, the Company recognizes the gain, after reassessing and reviewing, directly in equity as Capital Reserve.

**B. Revenue recognition****(I) Revenue from operations:****i. Real estate development and sale**

The Company derives revenues primarily from sale of properties comprising of residential units.

The Company recognizes revenue when it determines the satisfaction of performance obligations at a point in time i.e. Completed contract method of accounting as per IND AS 115. Company recognise revenue when all the below conditions get satisfied: (a) Occupancy certificate for the project is received by the Company; (b) Possession is either taken by the customer or offer letter for possession along with invoice for the full amount of consideration is issued to the customer; (c) substantial consideration has been received and the Company is reasonable certain that the remaining consideration will flow to the entity; (d) No significant uncertainty exists regarding the amount of consideration. The revenue is measured in an amount that reflects

the consideration which the Company expects to receive in exchange for those products.

**ii. Hospitality business**

Revenue is measured based on the consideration specified in a contract with a customer. The Group recognizes revenue when it transfers control over a good or service to a customer. Revenue from sales of goods or rendering of services is net of Indirect taxes, returns and variable consideration on account of discounts and schemes offered by the Company as part of the contract.

**Revenue from operations**

Rooms, Food and Beverage and banquet services: Revenue is recognized at the transaction price that is allocated to the performance obligation. Revenue includes room revenue, food and beverage sale and banquet services which is recognized once the rooms are occupied, food and beverages are sold and banquet services have been provided as per the contract with the customer.

Revenue is recognized upon rendering of the service, provided pervasive evidence of an arrangement exists, tariff / rates are fixed or are determinable and collectability is reasonably certain.

Revenue recognized is net of indirect taxes, returns and discounts.

**iii. Rental income**

Revenues from property leased out under an operating lease are recognized over the tenure of the lease / service agreement on a straight line basis over the term of the lease, except where the rentals are structured to increase in line with expected general inflation, and except where there is uncertainty of ultimate collection.

Initial direct costs incurred by lessors in negotiating and arranging an operating lease is accounted as





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

separate asset and will be recognized as an expense over the lease term on the same basis as the lease income.

**iv. Income from other services**

Maintenance income is recognized as and when related expenses are incurred.

Income from ancillary services are recognized as and when the services are rendered.

**(II) Other Income**

**i. Dividend income**

Dividend income is recognized only when the right to receive the same is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of dividend can be measured reliably.

**ii. Interest income**

For all financial instruments measured at amortized cost, interest income is recorded using the effective interest rate (EIR), which is the rate that discounts the estimated future cash payments or receipts through the expected life of the financial instruments or a shorter period, where appropriate, to the net carrying amount of the financial assets on initial recognition. Interest income is included in other income in the Consolidated statement of profit or loss.

**C. Foreign currency**

**Transactions and balances**

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognized in profit or loss.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the consolidated statement of profit and

loss, within finance costs. All other foreign exchange gains and losses are presented in the consolidated statement of profit and loss on a net basis within other gains / (losses).

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of transactions. Non-monetary items that are measured at fair value in a foreign currency shall be translated using the exchange rates at the date when the fair value was measured.

**D. Employee benefits**

**i. Short-term employee benefits**

All employee benefits payable wholly within twelve months of rendering services are classified as short-term employee benefits. Short-term employee benefits are expensed as the related service is provided. A liability is recognized for the amount expected to be paid if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Short-term benefits such as salaries, wages, short-term compensation absences, etc., are determined on an undiscounted basis and recognized in the period in which the employee renders the related service.

Also, the liability for compensated absences is determined by actuarial valuation carried out by the independent actuary as at each Balance sheet date and provided for as incurred in the year in which services are rendered by employees.

**ii. Post-employment benefits**

**Defined contribution plans**

The defined contribution plans i.e. provident fund (administered through Regional Provident Fund Office) and employee state insurance corporation are post-employment benefit plans under which a Group pays fixed contributions and will have no legal and constructive obligation to pay further amounts. Obligations for contributions to defined contribution plans are recognized as an employee benefit expense in the Statement of Profit and Loss when they are due.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**

Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in future payments is available.

**Defined benefit plans**

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The following post - employment benefit plans are covered under the defined benefit plans:

- **Gratuity Fund**

The Group follows unfunded gratuity except for Westin, Hyderabad (Hotel) and The Dukes Retreat Private Limited (Subsidiary). The Group provides for gratuity, a defined benefit retirement plan covering eligible employees. The Gratuity Plan provides a lump-sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of employment with the Group. The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method. The retirement benefit obligation recognized in the balance sheet represents the actual deficit or surplus the Group's defined benefit plans.

When the calculation results in a potential asset for the Group, the recognized asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

The Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount

rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognized in the Statement of Profit and Loss.

When benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in the Statement of profit and loss. The Group recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs"

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

**iii. Terminal Benefits:**

All terminal benefits are recognized as an expense in the period in which they are incurred.

**iv. Employee stock option expense**

The grant date fair value of equity settled share-based payment awards granted to employees is recognized as an employee expense, with a corresponding increase in equity, over the period that the employees unconditionally become entitled to the awards. The amount recognized as expense is based on the estimate of the number of awards for which the related service and non-market vesting conditions are





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expected to be met, such that the amount ultimately recognized as an expense is based on the number of awards that do meet the related service and non-market vesting conditions at the vesting date.

**E. Income-tax**

Income-tax expense comprises current and deferred tax. It is recognized in net profit in the consolidated statement of profit or loss except to the extent that it relates to items recognized directly in equity or in the Other Comprehensive Income (OCI).

**i. Current tax**

Current tax is the amount of tax payable (recoverable) in respect of the taxable profit / (tax loss) for the year determined in accordance with the provisions of the Income-tax Act, 1961. Taxable profit differs from 'profit before tax' as reported in the Consolidated Statement of Profit and Loss because of items of income or expenses that are taxable or deductible in other years & items that are never taxable or deductible. Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using tax rates and tax laws that have been enacted or substantively enacted at the reporting date. Provision for tax liabilities require judgements on the interpretation of tax legislation, developments in case laws and the potential outcomes of tax audits and appeals which may be subject to significant uncertainty. Therefore the actual results may vary from expectations resulting in adjustments to provisions, the valuation of deferred tax assets and therefore the tax charge in the Statement of Profit and Loss.

The group 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.

Current tax assets and liabilities are offset only if, the Group:

- a) has a legally enforceable right to set off the recognized amounts; and
- b) intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**ii. Deferred tax**

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss; and temporary differences related to investments in subsidiaries and associates to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves. Unrecognized deferred tax assets are reassessed at each reporting date and recognized to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Taxes relating to items recognized directly in equity or OCI is recognized in equity or OCI and not in the



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Consolidated Statement of profit and loss.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the entity has a legally enforceable right to set off current tax assets against current tax liabilities; and
- b) the deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

Minimum Alternative Tax ("MAT") credit forming part of deferred tax asset is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a reasonable certainty to the effect that the Company will pay normal income tax during the specified period.

A new Section 115BAA was inserted in the Income Tax Act, 1961, by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section.

**F. Inventories****Hospitality**

Stocks of stores, food and beverages are carried at the lower of cost and net realizable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and selling expenses. Cost of inventories comprises of all costs of purchase and other costs incurred in bringing the inventories to their present condition and location. Cost is arrived at by the weighted average cost method.

Stocks of stores and spares and operating supplies (viz. crockery, cutlery, glassware and linen) once issued to the operating departments are considered as consumed and expensed to the Consolidated Statement of Profit and Loss. Unserviceable/damaged/discarded stocks and shortages are charged to the Consolidated Statement of Profit and Loss.

**Real Estate Development (Residential Flats)**

Property is valued at lower of cost and net realizable value. Cost comprises of land, development rights, materials, services, and other expenses attributable to the projects. Costs of construction / development (including cost of land) incurred is charged to the Consolidated Statement of Profit and Loss proportionate to area sold and the balance cost is carried over under inventories as part of property under development.

Cost of construction material (including unutilized project materials) at site is computed by the weighted moving average method and carried at lower of cost and Net Realizable value.

**G. Property, plant and equipment****i. Recognition and measurement**

Property, plant and equipment are stated at cost less accumulated depreciation / amortisation and impairment losses, if any except for freehold land which is not depreciated. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use. If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted and depreciated for as separate items (major components) of property, plant and equipment. Any gain or loss on disposal of an item of property, plant and equipment is recognized in the Consolidated Statement of Profit and Loss.

Properties in the course of construction for production, supply or administration purposes are carried at cost, less any impairment loss recognized. Cost includes professional fees and, for qualifying assets borrowing costs capitalized in accordance with the group's accounting policy. Such properties are classified to the appropriate





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

categories of Property, Plant & Equipment when completed and are ready for intended use. Depreciation on these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

**ii. Subsequent expenditure**

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Group.

**iii. Depreciation**

Depreciation is charged to the Consolidated Statement of Profit and Loss so as to expense

the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using the straight line method, as per the useful life prescribed in Schedule II to the Companies Act, 2013 except, in whose case the life of the assets had been re-assessed as under based on technical evaluation, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers' warranties and maintenance support.

Asset Type	Useful Life		Schedule II
	March 2024	March 2023	
Buildings (Interior and Accessories)	14 Years	14 Years	NA
Plant and Machinery	5 - 15 Years	5 - 15 Years	15 Years
Electrical installations	10 - 14 Years	10 - 14 Years	10 Years
Office Equipment's	2 - 5 Years	2 - 5 Years	5 Years
Vehicles	5 Years	5 Years	6 Years

Building interiors and accessories comprise of the interiors of the Hotel building which will undergo renovation, are depreciated on a SLM basis over a period of 10 years, which in management's view, represents the useful life of such assets.

Building constructed on leasehold land are amortized from the date of commencement of commercial operations over the balance lease period.

Leasehold Improvements are depreciated over the primary period of lease.

Temporary structures and assets costing ₹ 5,000/- or less are depreciated at 100% in the year of capitalization.

Freehold land is measured at fair value as per Ind AS 113 with the resultant impact being accounted for in the reserves. The fair value of the Group's freehold land parcels as at April 01, 2016 have been arrived at on the basis of a valuation carried out by an independent registered appraiser not related to the Group with appropriate qualifications and relevant experience in the valuation of properties at relevant locations. The fair value was determined

based on a combination of Discounted Cash Flow method and Residual method.

The assets' useful lives and residual values are reviewed at the Balance Sheet date and the effect of any changes in estimates are accounted for on a prospective basis.

## H. Intangible assets

### Recognition and measurement

Intangible assets comprises of trademarks and computer software and are measured at cost less accumulated amortization and accumulated impairment loss, if any.

### Subsequent expenditure

Subsequent expenditure is capitalized only when it increases the future economic benefits embodied in the specific asset to which it relates.

### Amortization

Amortization is calculated over the cost of the asset, or other amount substituted for cost, less its residual value. Amortization is recognized in the Standalone Statement of Profit or Loss on a straight-line basis over the estimated useful lives



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of intangible assets, from the date that they are available for use, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

Intangible assets are amortized on straight-line method over estimated useful life of 4 years, which in management's view represents the economic useful life of these assets.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Amortization methods, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate prospectively.

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment is recognized for such excess amount. The impairment loss is recognized as an expense in the Standalone Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.

**I. Goodwill**

In case of merger, Goodwill' represents the excess of the cost to the Holding company of its investment in the subsidiary over its share of equity, at the respective dates on which the investments are made.

In case of acquisition, Goodwill comprises the portion of the purchase price for an acquisition that exceeds the Group's share in the identifiable assets, with deductions for liabilities, calculated on the date of acquisition.

Goodwill on business combination is not amortized but it is tested for impairment annually or more frequently if events or changes in circumstances indicate that it might be impaired.

The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows

to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognized for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognized in the consolidated statement of profit and loss, to the extent the amount was previously charged to the consolidated statement of profit and loss. In case of revalued assets, such reversal is not recognized.

**J. Investment property and investment property under construction****(a) Recognition and measurement**

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes. Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

On transition to Ind AS, the Group has elected to continue with the carrying value of all of its investment property recognized as at April 01, 2016, measured as per the previous GAAP and use that carrying value as the deemed cost of such investment property.

Investment property and investment property under construction represents the cost incurred in respect of areas retail block and commercial office space. Property under construction is accounted for as investment property under construction until construction or development is complete.

Direct expenses like cost of land, including related transaction costs, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are taken as the cost of the project.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

Investment properties are carried individually at cost less accumulated depreciation and impairment, if any. Investment properties under construction are carried individually at cost less impairment, if any. Impairment of investment property is determined in accordance with the policy stated for impairment of assets.

**(b) Depreciation**

Depreciation on investment property has been provided pro rata for the period of use by the Straight Line Method. The useful lives of Investment Property is estimated

by management and the same is as prescribed in Schedule II to the Act, except in respect of the following categories of assets, where the life of these assets differs from Schedule II.

Any gain or loss on disposal of an investment property is recognized in Consolidated statement of profit and loss.

The fair values of investment property are disclosed in the notes. Fair values are determined by an independent valuer who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

Asset Type	Useful Life		Schedule II
	March 2024	March 2023	
Buildings (Interior and Accessories)	14 Years	14 Years	NA
Plant and Machinery	15 Years	15 Years	15 Years
- DG set, HVAC system, Elevators and Firefighting system.	14 Years	14 Years	
- Others			
Electrical installations	14 Years	14 Years	10 Years
Office Equipments	4 Years	4 Years	5 Years

Investment properties are tested for impairment periodically including when events occur or changes in circumstances indicate that the recoverable amount of the cash generating unit is less than its carrying value. The recoverable amount of cash generating units is higher of value-in-use and fair value less cost to sell.

**K. Investments**

The Group reviews its carrying value of investments carried at cost or amortized cost annually, or more frequently when there is indication for impairment. If the recoverable amount is less than its carrying amount, the impairment loss is accounted for.

**L. Borrowing costs**

General and specific borrowing costs directly attributable to the acquisition or construction of qualifying assets that necessarily takes substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Borrowing costs consist of interest and other costs that the Group incurs in

connection with the borrowing of funds. Interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Borrowing costs that are not directly attributable to a qualifying asset are recognized in the Consolidated Statement of Profit and Loss using the effective interest method.

**M. Segment reporting**

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker ("CODM"). The board of directors of the Group, which has been identified as being the CODM, generally assesses the financial performance and position of the Group, and makes strategic decisions.

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

The management committee assesses the financial performance and position of the group, and makes strategic decisions. It is identified as being the chief operating decision





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maker for the Group. Refer note 47 for segment information presented.

### N. Financial Instruments

#### 1. Financial assets

##### (a) Recognition and initial measurement

Financial assets are recognized when, and only when, the Company becomes a party to the contractual provisions of the financial instrument. The Company determines the classification of its financial assets at initial recognition.

When financial assets are recognized initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit or loss directly attributable transaction costs. Transaction costs of financial assets carried at fair value through profit or loss are expensed in the Statement of Profit and Loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

##### Classification and subsequent measurement

The Group classifies its financial assets into a) financial assets measured at amortized cost, and b) financial assets measured at fair value through profit or loss (FVTPL). Management determines the classification of its financial assets at the time of initial recognition or, where applicable, at the time of reclassification.

##### (i) Financial assets measured at amortized costs

A financial asset is classified at amortized costs if it is held within a business model whose objective is to a) hold financial asset in order to collect contractual cash flows and b) the contractual terms of the financial asset give rise on specific dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured

at amortized cost using effective interest rate method (EIR). Amortized cost is arrived at after taking into consideration any discount on fees or costs that are an integral part of the EIR. The amortization of such interests forms part of finance income in the consolidated statement of profit and loss. Any impairment loss arising from these assets are recognized in the consolidated statement of profit and loss.

##### (ii) Financial assets measured at fair value through profit and loss (FVTPL)

This is a residual category for classification. Any asset which do not meet the criteria for classification as at amortized cost, is classified as FVTPL. Financial assets at fair value through profit or loss are measured at fair value, and changes therein are recognized in the consolidated statement of profit or loss.

##### (ii) Financial assets measured at fair value through other comprehensive income (FVOCI)

- Debt investments at FVOCI: These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognized in consolidated statement of profit and loss. Other net gains and losses are recognized in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to consolidated statement of profit and loss.

- Equity investments at FVOCI: These assets are subsequently measured at fair value. Dividends are recognized as income in consolidated statement of profit and loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognized in OCI and are not





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

reclassified to consolidated statement of profit and loss.

**(b) Derecognition**

The Group derecognizes a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Group is recognized as a separate asset and associated liability for any amounts it may have to pay.

**(c) Impairment of financial assets**

In accordance with Ind-AS 109, the Group applies Expected Credit Loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a) Financial assets that are debt instruments, and are measured at amortized cost e.g., loans, debt securities, deposits, and bank balance.
- b) Trade receivables- The Group follows 'simplified approach' for recognition of impairment loss allowance on trade receivables which do not contain a significant financing component. The application of simplified approach does not require the Group to track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

**2. Financial liabilities****(a) Recognition, measurement and classification**

Financial liabilities are classified as either held at a) fair value through profit or loss, or b) at amortized cost. Management determines the

classification of its financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification. The classification is done in accordance with the substance of the contractual arrangement and the definition of a financial liability and an equity instrument. All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's financial liabilities at amortized cost includes loan and borrowings, interest free security deposit, interest accrued but not due on borrowings, Retention money payable, trade and other payables. Such financial liabilities are recognized initially at fair value minus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortized cost using the effective interest method.

The Group's financial liabilities at fair value through profit or loss includes derivative financial instruments.

**(b) Financial guarantee contracts**

The Group on a case to case basis elects to account for financial guarantee contracts as a financial instrument or as an insurance contract as specified in Ind AS 109 on Financial Instruments and Ind AS 104 on Insurance contracts. The Group has regarded all its financial guarantee contracts as insurance contracts. At the end of each reporting period, the Group performs a liability adequacy test, (i.e. it assesses the likelihood of a pay-out based on current undiscounted estimates of future cash flows), and any deficiency is recognized in consolidated statement of profit and loss.

**(c) Derecognition**

The Group derecognizes financial liabilities when its contractual obligations are discharged or cancelled or have expired.




**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**
**3. Offsetting of financial assets and financial liabilities**

Financial assets and liabilities are offset and the net amount presented in the Consolidated statement of financial position when, and only when, the Group has legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

**4. Derivative financial instruments**

The Group uses derivative financial instruments, such as foreign exchange forward contracts, interest rate swaps and currency options to manage its exposure to interest rate and foreign exchange risks. Such derivative financial instruments are initially recognized at fair value on the date on which a derivative contract is entered into and are subsequently re-measured to their fair value. The resulting gain/loss is recognized in consolidated statement of profit and loss immediately at the end of each reporting period. Derivatives are carried as financial assets when the fair value is positive and as financial liabilities when the fair value is negative. The Group does not designate the derivative instrument as a hedging instrument.

**O. Provisions, contingent liabilities and contingent assets**

Provisions are recognized when there is 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. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows specific to the liability. The unwinding of the discount is recognized as finance cost.

A present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the

existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group.

Claims against the Group where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets where it is probable that future economic benefits will flow to the Group are not recognized but disclosed in the Consolidated Financial Statements. However, when the realization of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognized as an asset.

**P. Leases**

At the inception of a contract, the Group assesses whether a contract is or contains, a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange of consideration. To assess whether a contract conveys the right to control the use of an asset the Group assesses whether:

- The contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- The Group has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The Company has the right to direct the use of the asset. The Group has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used.

**a. Group as a lessor**

At the inception of the lease the Group classifies each of its leases as either an operating lease or a finance lease. Payments received under operating leases are recognized in the Consolidated statement of profit and loss on a straight-line basis over the lease term. The Group is not





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

required to make any adjustments on transition to Ind AS 116 for leases in which it acts as a lessor. The Group accounted for its leases in accordance with Ind AS 116 from the date of initial application.

**b. Group as a lessee**

The Group had adopted Ind AS 116 with modified retrospective approach, with effect from April 01, 2019.

Accordingly, the comparative periods have not been restated in that financial year.

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group recognizes right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straightline method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of use assets are determined on the same basis as those of property, plant and equipment. Right-of-use assets are tested for impairment whenever there is any indication that

their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in the statement of profit and loss.

The Group measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease payments shall include fixed payments, variable lease payments, residual value guarantees, exercise price of a purchase option where the Company is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised substance fixed lease payments. The Company recognizes the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognizes any remaining amount of the re-measurement in statement of profit and loss.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**

The Company has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value.

The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term.

**Q. Litigation**

From time to time, the Group is subject to legal proceedings the ultimate outcome of each being always subject to many uncertainties inherent in litigation. A provision for litigation is made when it is considered probable that a payment will be made and the amount of the loss can be reasonably estimated. Significant judgement is made when evaluating, among other factors, the probability of unfavourable outcome and the ability to make a reasonable estimate of the amount of potential loss. Litigation provisions are reviewed at each accounting period and revisions made for the changes in facts and circumstances.

**R. Cash and cash equivalents**

Cash and cash equivalent in the consolidated 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.

**S. Cash flow statement**

Cash flows are reported using indirect method, whereby net loss before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments and items of income or expenses associated with investing or financing cash flows. The cash flows from regular revenue generating (operating activities), investing and financing activities of the Group are segregated. For the purpose of presentation in the statement of Cash Flows, cash and cash equivalents includes cash in hand, cash at bank and other deposits held at call with financial institutions, other short-term, highly liquid investments with

original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**T. Government Grants**

Government grants are not recognized until there is reasonable assurance that the Group will comply with the conditions attaching to them and that the grants will be received.

Government grants are recognized in consolidated statement of profit and loss on a systematic basis over the periods in which the Group recognizes as expenses the related costs for which the grants are intended to compensate. Specifically, government grants whose primary condition is that the Group should purchase, construct or otherwise acquire non-current assets are recognized as deferred revenue in the consolidated Balance Sheet and transferred to consolidated statement of profit and loss on a systematic and rational basis over the useful lives of the related assets.

**U. Earnings Per Share ("EPS")**

The basic Earnings Per Share ("EPS") is computed by dividing the net profit / (loss) after tax for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, net profit/(loss) after tax for the year attributable to the equity shareholders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

**V. Exceptional items**

The Group discloses certain financial information both including and excluding exceptional items. The presentation of information excluding exceptional items allows a better understanding of the underlying operating performance of the Group and provides consistency with the Groups internal management reporting. Exceptional items are identified by virtue of either their size or nature so as to facilitate comparison with prior periods and to assess underlying trends in the financial performance of the Group.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

**W. Earnings before interest and depreciation and amortization ("adjusted EBITDA")**

The group presents adjusted EBITDA in the Standalone Statement of Profit and Loss; this is not specifically required by Ind AS 1. The terms adjusted EBITDA are not defined in Ind AS. Ind AS complaint Schedule III allows companies to present Line items, sub-line items and sub-totals shall be presented as an addition or substitution on the face of the financial statements when such presentation is relevant to an understanding of the group's financial position or performance or to cater to industry/sector-specific disclosure requirements or when required for compliance with the amendments to the Companies Act or under the Indian Accounting Standards.

The group has elected to present earnings before interest, tax, depreciation and amortization (adjusted EBITDA) before exceptional items, as a separate line item on the face of the Standalone Statement of

Profit and Loss. The group measures adjusted EBITDA before exceptional items, on the basis of profit / (loss) from continuing operations including other income. In its measurement, the group does not include exceptional items, depreciation and amortization expense, finance costs, share of profit/ (loss) from associate and tax expense.

**X. Recent pronouncements - New Standards/ Amendments notified but not yet effective:**

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 2. PROPERTY, PLANT AND EQUIPMENT**

Reconciliation of carrying amount

**As at March 31, 2024**

	Gross block						Accumulated depreciation/ amortization				Net block
	Opening balance as at April 01, 2023	Acquired in Business Combination (Refer Note 51)	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	Adjustments	For the year	Deductions	Closing balance as at March 31, 2024	As at March 31, 2024
Freehold land	8,609.05	587.77	-	-	9,196.82	-	-	-	-	-	9,196.82
Lease hold land	0.74	-	-	-	0.74	-	-	-	-	-	0.74
Buildings	14,961.95	1,625.93	840.64	43.09	17,385.43	4,783.90	-	522.28	14.85	5,291.33	12,094.10
Plant and machinery	4,902.38	291.69	438.21	145.97	5,486.31	3,497.36	-	282.59	133.98	3,645.97	1,840.34
Data processing equipments	270.01	12.91	42.56	24.38	301.10	253.85	-	21.66	24.37	251.14	49.96
Electrical installations	1,787.94	136.58	174.84	4.31	2,095.05	1,346.61	-	95.58	3.82	1,438.37	656.68
Furniture and fixtures	2,086.80	223.35	146.36	47.53	2,408.98	1,775.63	-	114.32	38.60	1,851.35	557.63
Vehicles	70.91	6.02	-	4.67	72.26	67.72	-	0.07	4.67	63.12	9.14
Office equipments	94.18	2.27	11.06	12.63	94.88	90.19	-	4.64	12.19	82.64	12.24
<b>Total</b>	<b>32,783.96</b>	<b>2,886.52</b>	<b>1,653.67</b>	<b>282.58</b>	<b>37,041.57</b>	<b>11,815.26</b>	<b>-</b>	<b>1,041.14</b>	<b>232.48</b>	<b>12,623.92</b>	<b>24,417.65</b>

₹ in million



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024  
Reconciliation of carrying amount  
As at March 31, 2024

₹ in million										
Gross block					Accumulated depreciation/ amortization				Net block	
Opening balance as at April 01, 2022	Acquired in Business Combination (Refer Note 53)	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	Adjustments	For the year	Deductions	Closing balance as at March 31, 2024	As at March 31, 2024
Freehold land	7,756.67	80.01	9.20	8,609.05	-	-	-	-	-	8,609.05
Lease hold land	-	0.01	-	0.74	-	-	-	-	-	0.74
Buildings	13,883.23	207.05	1.19	14,961.95	4,250.02	83.46	450.47	0.05	4,783.90	10,178.05
Plant and machinery	4,738.28	8.78	71.41	4,902.38	3,248.15	51.64	265.98	68.41	3,497.36	1,405.02
Data processing equipments	275.52	-	14.34	270.01	249.30	-	18.85	14.30	253.85	16.16
Electrical installations	1,702.77	-	3.28	1,787.94	1,240.00	19.03	90.53	2.95	1,346.61	441.33
Furniture and fixtures	2,132.59	7.74	105.32	2,086.80	1,765.06	3.59	110.29	103.31	1,775.63	311.17
Vehicles	117.85	0.13	47.58	70.91	114.31	-	0.88	47.47	67.72	3.19
Office equipments	96.29	0.48	5.60	94.18	94.99	-	0.79	5.59	90.19	3.99
<b>Total</b>	<b>30,703.20</b>	<b>1,005.76</b>	<b>257.92</b>	<b>32,783.96</b>	<b>10,961.83</b>	<b>157.72</b>	<b>937.79</b>	<b>242.08</b>	<b>11,815.26</b>	<b>20,968.70</b>

Note

Property, plant and equipment (continued)

- Refer Note 18 and Note 22 for information on Property, plant and equipment pledged as security by the Group.
- Refer Note 41 (B) for contractual commitments with respect to property, plant and equipments.
- In December 2005, the Group had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai) from K. Raheja Corp Private Limited (reflected in the schedule above). The Group has been operating the Four Points By Sheraton Hotel at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on January 22, 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the Consolidated financial statements. The carrying value of property, plant and equipment in respect of the aforementioned hotel as at March 31, 2024 is ₹ 366.17 million (March 31, 2023: ₹ 348.46 million).
- The title deeds of all immovable properties (other than immovable properties where the Holding Company is the lessee and the leases agreements are duly executed in favour of the lessee) as disclosed in the Note 2 and Note 4.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**Details as on March 31, 2024**

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since	Reason for not being held in the name of the Company
Freehold land	900.00	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the holding company on account of merger and is in name of erstwhile company (Refer Note 54)
Buildings	1,939.87	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the holding company on account of merger and is in name of erstwhile company (Refer Note 54)

**Details as on March 31, 2023**

Description of item of property	Gross carrying value (In million)	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since	Reason for not being held in the name of the Company
Freehold land	880.97	Belaire Hotels Private Limited	NA	2007-08	Assets acquired by the holding company on account of merger and is in name of erstwhile company (Refer Note 54)
Buildings	1,716.47	Belaire Hotels Private Limited	NA	2013-14	Assets acquired by the holding company on account of merger and is in name of erstwhile company (Refer Note 54)

- 5) The Group has provided one of its hotel unit as security towards loan drawn by its subsidiary Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 2,000 million.

**NOTE 3. CAPITAL WORK-IN-PROGRESS**

**1) Details of capital work-in-progress**

Particulars	₹ in million	
	March 31, 2024	March 31, 2023
Opening balance	1,035.45	322.27
Add: Additions during the year	624.95	1,070.45
Less: Capitalised/adjusted during the year	(1,233.50)	(357.27)
<b>Closing Balance</b>	<b>426.90</b>	<b>1,035.45</b>
Less: Provision for impairment	(57.71)	(57.71)
<b>Net balance</b>	<b>369.19</b>	<b>977.74</b>

There was delay in implementation of International Convention Centre Complex (ICCC) Project as the Department of Tourism (DOT), Government of Kerala (GOK) is yet to contribute land for the project as its equity contribution in kind. The management believes the project to be viable. During the year ended March 31, 2020, as there were conditions of uncertainty, it had taken a prudent and conservative call to write off capital work in progress without prejudicing the going concern. In view of this delay, the Group has further extended the performance guarantee given to the DOT, GOK, for a period up to March 12, 2025. The Company has ceased capitalization of borrowing cost with effect from the financial year 2014-15.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 3. CAPITAL WORK-IN-PROGRESS (CONTD.)**

**2) Expenses (net) capitalized to capital work-in-progress during the year**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Legal and professional charges	124.19	10.01
Employee costs	16.29	19.51
Rates, taxes and license fees	23.57	13.28
Interest and other finance costs	31.80	55.48
Other incidental direct cost	4.86	-
Depreciation	10.84	37.72
<b>Total</b>	<b>211.55</b>	<b>136.00</b>

**3) Capital work in progress (CWIP) Ageing Schedule**

As at March 31, 2024

₹ in million

Particulars	Capital work in progress ageing schedule as at March 31, 2024				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
<b>Projects in progress</b>	298.59	70.60	-	-	369.19
Projects temporarily suspended	-	-	-	-	-
<b>Total</b>	<b>298.59</b>	<b>70.60</b>	<b>-</b>	<b>-</b>	<b>369.19</b>

**Details of capital work in progress whose completion is overdue or has exceeded its cost as compared to its original plan:**

As at March 31, 2024

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	-	-	-	-
Hotel at Powai, Mumbai	-	-	-	-
Hotel at Telangana	-	-	-	-
Projects temporarily suspended	-	-	-	5.11
Hotel at Navi Mumbai	-	-	-	5.11
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5.11</b>

As at March 31, 2023

₹ in million

Particulars	Capital work in progress ageing schedule as at March 31, 2023				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	694.38	150.28	124.85	-	969.51
Projects temporarily suspended	-	4.73	3.50	-	8.23
<b>Total</b>	<b>694.38</b>	<b>155.01</b>	<b>128.35</b>	<b>-</b>	<b>977.74</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**Details of capital work in progress whose completion is overdue or has exceeded its cost as compared to its original plan:**

**As at March 31, 2023**

Particulars	CWIP to be completed in			
	Less than 1 year	1-2 years	2-3 years	More than 3 years
Projects in progress	695.68	-	-	-
Hotel at Powai, Mumbai	-	-	-	-
Hotel at Telangana	695.68	-	-	-
Projects temporarily suspended	-	-	-	5.11
Hotel at Navi Mumbai	-	-	-	5.11
<b>Total</b>	<b>695.68</b>	<b>-</b>	<b>-</b>	<b>5.11</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 4. INVESTMENT PROPERTY**

**A. Reconciliation of carrying amount**

As at March 31, 2024

	Gross block				Accumulated depreciation / amortization			Net block		
	Opening balance as at April 01, 2023"	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	For the year	Deductions/ Transfers	Closing balance as at March 31, 2024	Accumulated depreciation/ amortization - Transfer of Assets	As at March 31, 2024
Cignus Whitefield I Bangalore	3,100.70	162.23	81.87	3,181.06	17.95	91.00	-	108.95	-	3,072.11
Commercial Block II Sahar, Mumbai	1,239.40	4.12	0.06	1,243.46	248.60	42.78	0.06	291.32	-	952.14
Commercial Block I Sahar, Mumbai.	3,203.60	0.22	-	3,203.82	430.26	85.66	-	515.92	-	2,687.90
Cignus Whitefield II Bangalore	1,725.20	-	0.05	1,725.15	677.15	51.97	0.05	729.07	-	996.08
Cignus Powai I, Mumbai	-	18.76	-	18.76	-	-	-	-	-	18.76
Total (A)	9,268.90	185.33	81.98	9,372.25	1,373.96	271.41	0.11	1,645.26	-	7,726.99
Investment property under construction										
Cignus Powai I, Mumbai										9,128.92
Cignus Powai II, Mumbai										1,278.55
Cignus Whitefield I Bangalore										11.61
Cignus Whitefield II Bangalore										300.61
Total (B)										10,719.70
Total (A+B)										18,446.69





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 4. INVESTMENT PROPERTY (CONTD.)**

As at March 31, 2023

	Gross block				Accumulated depreciation / amortization			Net block	
	Opening balance as at April 01, 2022	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2023	Opening balance as at April 01, 2022	For the year	Deductions/ Transfers	Closing balance as at March 31, 2023	As at March 31, 2023
Commercial complex, Bengaluru I	893.37	-	893.37	-	157.72	-	157.72	-	-
Cignus Whitefield I Bangalore		3,100.70		3,100.70		17.95		17.95	3,082.75
Commercial Block II Sahar, Mumbai	1,203.25	36.15	-	1,239.40	206.87	41.73	-	248.60	990.80
Commercial Block I Sahar, Mumbai.	3,203.54	0.06	-	3,203.60	344.64	85.62	-	430.26	2,773.34
Cignus Whitefield II Bangalore	1,729.08		3.88	1,725.20	628.11	52.57	3.53	677.15	1,048.05
<b>Total (A)</b>	<b>7,029.24</b>	<b>3,136.91</b>	<b>897.25</b>	<b>9,268.90</b>	<b>1,337.34</b>	<b>197.87</b>	<b>161.25</b>	<b>1,373.96</b>	<b>7,894.94</b>
Investment property under construction									
Business centers and offices, Sahar, Mumbai	₹								0.01
Cignus Powai I, Mumbai									7,317.56
Cignus Powai II, Mumbai									1,167.28
Cignus Whitefield I Bangalore									15.93
Cignus Whitefield II Bangalore									78.13
<b>Total (B)</b>									<b>8,578.91</b>
<b>Total (A+B)</b>									<b>16,473.85</b>

Note 4(A): As per Group propose to convert Bengaluru ALC commercial Building to Hotel Building, the assets pertaining to said Building has been transferred to Property, plant and Equipments from Investment Property (refer note 2).





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 4. INVESTMENT PROPERTY (CONTD.)**

**Notes:**

- 1) Refer Note 18 and Note 22 for information on Property, plant and equipment pledged as security by the Group.
- 2) Borrowing cost aggregating to ₹ 656.71 million (March 31, 2023 ₹ 589.36 million) are capitalized under investment property under construction.
- 3) Details of investment property under construction

	₹ in million	
Particulars	March 31, 2024	March 31, 2023
Opening Balance	8,578.91	7,868.50
Add: Additions during the year	2,189.53	3,847.59
Less: Capitalised/adjusted during the year	(48.74)	(3,137.18)
<b>Closing Balance</b>	<b>10,719.70</b>	<b>8,578.91</b>

- 4) Expenses (net) capitalized to investment property under construction during the year.

	₹ in million	
Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Legal and professional charges	37.39	66.39
Employee costs	70.89	69.03
Rates, taxes and license fees	26.97	151.87
Interest and other finance costs	656.71	589.36
Other incidental direct cost	49.71	33.50
Other income/sale of scrap	-	(0.27)
<b>Total</b>	<b>841.67</b>	<b>909.90</b>

**B. Fair value measurement**

**i. Fair value hierarchy**

The fair value of investment property was determined by external, independent property valuers, having appropriate recognized professional qualification and experience.

The fair value measurement for all of the investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

	₹ in million	
Investment properties	Fair Value as on March 31, 2024	Fair Value as on March 31, 2023
Commercial Block I, Sahar, Mumbai	8,107.70	7,911.42
Commercial Block II Sahar, Mumbai	2,120.00	1,902.17
Cignus Whitefield I Bangalore	5,187.00	4,246.94
Cignus Whitefield II Bangalore	1,779.00	1,771.83

The independent valuer are registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.

**ii. Valuation technique and significant unobservable inputs**

**Valuation technique**

The fair value of investment property has been determined by external, independent property valuers / management, having appropriate recognized professional qualifications and recent experience in the location and category of the property being valued.

The fair value measurement for all of the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) As at March 31, 2024

### NOTE 4. INVESTMENT PROPERTY (CONTD.)

The Group follows discounted cash flows technique. The valuation model considers the present value of net cash flows to be generated from the property, taking into account the expected rental growth rate, vacant years, occupancy rate, lease incentive costs such as rent-free years and other costs not paid by tenants. The expected net cash flows are discounted using risk-adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms. The land of Commercial Complex, Bengaluru is valued by residual method. The valuation of Retail block, Sahar, Mumbai considers change in end use to commercial purpose.

#### Description of valuation techniques used and key inputs to valuation on investment properties:

Investment properties	Valuation technique	Significant unobservable Inputs	Range	
			March 31, 2024	March 31, 2023
Commercial Block I Sahar, Mumbai.	DCF Method	Occupancy Range	96%	100%
		Carpet area (Sq Ft)	2,56,599	2,56,599
		Base Rent (₹)	197	197
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.40%	12.30%
		Growth Rate	4.25%	4.00%
Commercial Block II Sahar, Mumbai	DCF Method	Occupancy Range	96% to 100%	94% to 100%
		Leasable Area (Sq ft)	1,34,244	1,34,244
		Base Rent (₹)	120 for Retailers 130 for Commercial	120 for Retailers 130 for Commercial
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.28%	12.10%
		Growth Rate	4.50%	4.00%
Cignus Whitefield I Bangalore	DCF Method	Occupancy Range	97% to 100%	96% to 100%
		Net FAR area	48,560	48,560
		Base Rent (₹)	60.00 - 67.00	60.00
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.40%	12.30%
		Growth Rate	4.25%	4.00%
Cignus Whitefield II Bangalore	DCF Method	Occupancy Range	97% to 100%	94% to 100%
		Net FAR area	23,751	23,751
		Base Rent (₹)	57.00 - 61.00	57.00
		Escalation %	4.77% p.a.	4.77% p.a.
		WAAC	12.40%	12.30%
		Growth Rate	4.25%	4.00%

### C. Information regarding income and expenditure of investment property

Particulars	₹ in million	
	March 31, 2024	March 31, 2023
Rental income derived from investment properties	1,089.96	886.78
Direct operating expenditure (including repairs and maintenance) generating rental income	139.23	77.09
Profit arising from investment properties before depreciation and indirect expenses	950.73	809.68
Depreciation	271.41	197.87
<b>Profit arising from investment properties before indirect expenses</b>	<b>679.32</b>	611.81





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 4. INVESTMENT PROPERTY (CONTD.)**

**D. The Group has no restrictions on the realisability of investment property or the remittance of income and proceeds of disposal.**

**E. Investment properties under construction (IPUC) ageing:**

**As at March 31, 2024**

₹ in million

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	2,159.30	2,593.32	3,191.76	2,775.31	10,719.69
Projects temporarily suspended	-	-	-	-	-
<b>Total</b>	<b>2,159.30</b>	<b>2,593.32</b>	<b>3,191.76</b>	<b>2,775.31</b>	<b>10,719.69</b>

**As at March 31, 2023**

₹ in million

	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	2,611.84	3,191.76	2,085.05	690.26	8,578.91
Projects temporarily suspended	-	-	-	-	-
<b>Total</b>	<b>2,611.84</b>	<b>3,191.76</b>	<b>2,085.05</b>	<b>690.26</b>	<b>8,578.91</b>

**F. Details of investment property whose completion is overdue or has exceeded its cost as compared to its original plan:**

**As at March 31, 2024**

₹ in million

Particulars	Less than 1 year	1-2 years	More than 3 years	Total
<b>Projects in progress</b>	9,128.92	300.61	-	1,278.95
Cignus Powai I, Mumbai	9,128.92	-	-	-
Cignus Whitefield II Bangalore	-	300.61	-	-
Cignus Powai II, Mumbai	-	-	-	1,278.95
<b>Projects temporarily suspended</b>				
<b>Total</b>	<b>9,128.92</b>	<b>300.61</b>	<b>-</b>	<b>1,278.95</b>

**As at March 31, 2023**

₹ in million

	Less than 1 year	1-2 years	More than 3 years	Total
<b>Projects in progress</b>	7,324.40	-	-	1,278.95
Cignus Powai I, Mumbai	7,308.93	-	-	-
Cignus Whitefield II Bangalore	15.47	-	-	-
Cignus Powai II, Mumbai	-	-	-	1,278.95
<b>Projects temporarily suspended</b>	-	-	-	-
<b>Total</b>	<b>7,324.40</b>	<b>-</b>	<b>-</b>	<b>1,278.95</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**G. Asset wise breakup of investment property is as follows:**

**NOTE 4. INVESTMENT PROPERTY (CONTD.)**

As at March 31, 2024

	Gross block				Accumulated depreciation/amortization			Net block
	Opening balance as at April 01, 2023	Additions/Transfers	Deductions/Transfers	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	For the year	Deductions/Transfers	
<b>Tangible assets</b>								
Freehold land	913.33	-	-	913.33	-	-	-	913.33
Buildings	6,422.62	82.86	26.35	6,479.13	743.27	150.45	-	5,585.41
Plant and machinery	1,436.59	97.45	54.52	1,479.52	423.50	90.72	-	965.30
Computers	2.39	1.08	0.11	3.36	2.28	0.16	0.11	1.03
Electrical installations	460.93	0.39	1.00	460.32	177.50	28.94	-	253.88
Furniture and fixtures	30.82	3.55	-	34.37	25.45	1.03	-	7.89
Office equipments	1.68			1.68	1.45	0.10		0.13
	<b>9,268.36</b>	<b>185.33</b>	<b>81.98</b>	<b>9,371.71</b>	<b>1,373.45</b>	<b>271.40</b>	<b>0.11</b>	<b>7,726.97</b>
<b>Intangible assets</b>								
Software	0.54			0.54	0.51	0.01		0.02
	0.54	-	-	0.54	0.51	0.01	-	0.02
<b>Total</b>	<b>9,268.90</b>	<b>185.33</b>	<b>81.98</b>	<b>9,372.25</b>	<b>1,373.96</b>	<b>271.41</b>	<b>0.11</b>	<b>7,726.99</b>

₹ in million





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2024

**NOTE 4. INVESTMENT PROPERTY (CONTD.)**

As at March 31, 2023

₹ in million									
	Gross block				Accumulated depreciation/amortization				Net block
	Opening balance as at April 01, 2022	Additions/ Transfers	Deductions/ Transfers	Closing balance as at March 31, 2023	Opening balance as at April 01, 2022	For the year	Deductions/ Transfers	Closing balance as at March 31, 2023	As at March 31, 2023
<b>Tangible assets</b>									
Freehold land	813.66	179.68	80.01	913.33	-			-	913.33
Buildings	4,718.81	2,336.83	633.02	6,422.62	717.60	109.13	83.46	743.27	5,679.35
Plant and machinery	1,063.11	505.91	132.43	1,436.59	412.57	64.14	53.21	423.50	1,013.09
Computers	2.33	0.06		2.39	2.22	0.06		2.28	0.11
Electrical installations	391.60	114.43	45.10	460.93	173.62	22.91	19.03	177.50	283.43
Furniture and fixtures	37.46		6.64	30.82	29.51	1.45	5.51	25.45	5.37
Office equipments	1.68	-	-	1.68	1.28	0.17		1.45	0.23
	<b>7,028.65</b>	<b>3,136.91</b>	<b>897.20</b>	<b>9,268.36</b>	<b>1,336.80</b>	<b>197.86</b>	<b>161.21</b>	<b>1,373.45</b>	<b>7,894.91</b>
<b>Intangible assets</b>									
Software	0.59	-	0.05	0.54	0.54	0.01	0.04	0.51	0.03
	0.59	-	0.05	0.54	0.54	0.01	0.04	0.51	0.03
<b>Total</b>	<b>7,029.24</b>	<b>3,136.91</b>	<b>897.25</b>	<b>9,268.90</b>	<b>1,337.34</b>	<b>197.87</b>	<b>161.25</b>	<b>1,373.96</b>	<b>7,894.94</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 5. GOODWILL**

	₹ in million	
Particulars	March 31, 2024	March 31, 2023
<b>(A) Goodwill on business acquisition</b>		
Hotel at Bengaluru	200.62	200.62
Cignus Whitefield II Bengaluru	25.49	25.49
<b>Total (A)</b>	<b>226.11</b>	<b>226.11</b>
<b>(B) Goodwill on consolidation</b>		
The Dukes Retreat Private Limited & Sonmil Industries Private Limited	311.00	311.00
Ayushi and Poonam Estates LLP (refer Note 51)	148.72	-
<b>Total (B)</b>	<b>459.72</b>	<b>311.00</b>
<b>Total (A+B)</b>	<b>685.83</b>	<b>537.11</b>

For the purpose of impairment testing, goodwill is allocated to the Group's operating segments which represent the lowest level within the Group at which goodwill is monitored for internal management purposes. The aggregate carrying amounts of goodwill allocated to each unit are as follows:

The recoverable amount is based on a value-in-use calculation using the discounted cash flow method. Value in use has been determined by discounting the future cash flows generated from the continuing use of the unit. The calculation of the value in use is based on the following key assumptions:

**The table below shows the key assumptions used in the value in use calculations of :**

**A. Hotel at Bengaluru**

	₹ in million	
	March 31, 2024	March 31, 2023
Discount rate	11.73%	11.70%
Terminal value multiple	13.5 times	13.5 times

**B. Cignus Whitefield II Bengaluru**

	₹ in million	
	March 31, 2024	March 31, 2023
Discount rate	12.40%	12.30%
Terminal value multiple	12.50 times	12.50 times

**C. The Dukes Retreat Private Limited & Sonmil Industries Private Limited**

	₹ in million	
	March 31, 2024	March 31, 2023
Discount rate	11.73%	-
Terminal value multiple	13.50 times	-

**Discount rate**

The discount rate is a pre tax measure based on the rate of 10 year government bonds issued by the Government of India, adjusted for a risk premium to reflect both the increased risk of investing in equities generally and the systematic risk of the specific CGU.

**Terminal value growth rate**

Terminal value growth rate used for the purpose of calculation of terminal value has been determined based on the long-term compound annual growth rate in EBITDA.

The above assumptions are reviewed annually as part of management's budgeting and strategic planning cycles. These estimates may differ from actual results. The values assigned to each of the key assumptions reflect the Management's past experience as their assessment of future trends, and are consistent with external / internal sources of information.

Based on the above assumptions and analysis, no impairment was identified for any of the CGU as at March 31, 2024 and March 31, 2023 as the recoverable value of the CGU exceeded the carrying value.

With regard to the assessment of value in use, no reasonably possible change in any of the above key assumptions would cause the carrying amount of the CGUs to exceed their recoverable amount.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 6. OTHER INTANGIBLE ASSETS**

**As at March 31, 2024**

	Gross block					Accumulated amortization			Net block
	Opening balance as at April 01, 2023	Acquired in Business Combination	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2024	Opening balance as at April 01, 2023	Charged for the year	Deductions	Closing balance as at March 31, 2024
Trade marks	0.04	-	-	-	0.04	0.04	-	-	0.04
Brands	23.00	-	-	-	23.00	-	5.75	-	17.25
Computer software	106.76	5.58	26.25	0.18	138.41	98.51	11.19	-	28.71
<b>Total</b>	<b>129.80</b>	<b>5.58</b>	<b>26.25</b>	<b>0.18</b>	<b>161.45</b>	<b>98.55</b>	<b>16.94</b>	<b>-</b>	<b>45.96</b>

**As at March 31, 2023**

	Gross block					Accumulated amortization			Net block
	Opening balance as at April 01, 2022	Acquired in Business Combination	Additions/ Transferred In	Deductions	Closing balance as at March 31, 2023	Opening balance as at April 01, 2022	Charged for the year	Deductions	Closing balance as at March 31, 2023
Trade marks	0.04	-	-	-	0.04	0.04	-	-	0.04
Brands	-	23.00	-	-	23.00	-	-	-	23.00
Computer software	104.69	-	2.07	-	106.76	88.21	10.30	-	8.25
<b>Total</b>	<b>104.73</b>	<b>23.00</b>	<b>2.07</b>	<b>-</b>	<b>129.80</b>	<b>88.25</b>	<b>10.30</b>	<b>-</b>	<b>31.25</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 7. OTHER INVESTMENTS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>Measured at fair value through profit and loss</b>		
<b>Unquoted, fully paid up:</b>		
<b>Investments in equity shares (non-trade, unquoted)</b>		
<b>In other companies (equity shares of ₹ 10/- each fully paid)</b>		
1,000 (March 31, 2023: 1,000) shares of Stargaze Properties Private Limited	0.01	0.01
10,000 (March 31, 2023: 10,000) shares of Renew Wind Power Energy (AP) Limited	1.29	1.29
9,91,345 (March 31, 2023: 9,91,345) shares of Krishna Valley Power Private Limited	19.91	19.91
10,42,550 (March 31, 2023: 10,42,550) shares of Sahyadri Renewable Energy Private Limited	31.46	31.46
3,55,000 (March 31, 2023: 3,55,000) shares of Vikramaditya Renewable Energy Private Limited	10.67	10.67
2,551,597 (March 31, 2023: NIL) shares of TP Agastaya Limited	25.52	-
<b>Measured at amortized cost</b>		
National Saving Certificates	0.13	0.13
REC Limited - Bonds	5.19	5.00
(500 Bonds of ₹ 10000/- each)		
	<b>94.18</b>	<b>68.47</b>
Aggregate amount of unquoted securities	94.18	68.47
Aggregate amount of quoted securities	-	-
Market value of quoted securities	-	-
Aggregate amount of impairment in the value of investments	-	-

**NOTE 8. OTHER NON-CURRENT FINANCIAL ASSETS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
<b>To related parties</b>		
Security deposit (refer Note 49)	23.95	21.91
<b>To other than related parties</b>		
Deposits with banks with more than 12 months maturity	552.33	387.59
Security deposits	308.26	175.03
Others	1.84	3.30
	<b>886.38</b>	<b>587.83</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 9. OTHER NON-CURRENT ASSETS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b><i>(Secured, unsecured, considered good)</i></b>		
Secured, considered good		
<b><i>To other than related parties</i></b>		
<b><i>(Unsecured, considered good)</i></b>		
Capital advances	218.72	171.92
Less: Provision for doubtful advances	(1.80)	(1.80)
Prepayments (refer footnote and Note 41 A (c))	329.05	238.44
Prepaid expense for expenditure incurred towards Qualified institutional placement (refer note 60)	198.35	-
Deferred finance expenses	281.68	86.08
	<b>1,026.00</b>	<b>494.64</b>

In December 2005, the Group had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai) from K. Raheja Corp Private Limited (reflected under prepayment and others above). The Group has been operating the Four Points By Sheraton Hotel at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on January 22, 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the financial statements. The balance of prepaid lease rental in relation to such leasehold land as of March 31, 2024 is ₹ 47.34 million (March 31, 2023: ₹ 48.54 million).





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 10. INVENTORIES (valued at lower of cost and net realisable value)**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>Hospitality :</b>		
Food, beverages and smokes	129.73	108.16
Stores and spares	1.52	1.34
<b>Property development :</b>		
Property under development (refer note 55)	5,439.94	4,159.24
Less: Provision for impairment	(263.28)	(263.29)
Property under development	5,176.66	3,895.95
Materials at site	131.85	122.27
Less: Provision for impairment	(22.28)	-
	<b>109.57</b>	<b>122.27</b>
<b>Retail:</b>		
Materials at site	2.92	1.54
	<b>5,420.40</b>	<b>4,129.26</b>

**NOTE 11. CURRENT INVESTMENTS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>Investment at fair value through profit and loss</b>		
<b>Quoted</b>		
<b>Investments in Mutual Funds</b>		
Mutual Fund Axis Overnight Fund Direct Growth (ONDGG)	8.29	-
	<b>8.29</b>	-

**NOTE 12. TRADE RECEIVABLES**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good, unless otherwise stated)</b>		
Trade receivables	487.22	522.00
Less: Allowance for doubtful trade receivables	(18.26)	(13.95)
Considered good	468.96	508.05
Trade receivables	1.65	2.25
Less: Allowance for doubtful trade receivables	(1.65)	(1.65)
Trade Receivables which have significant increase in Credit Risk	-	0.60
Trade receivables	12.58	12.58
Less: Allowance for doubtful trade receivables	(12.58)	(12.58)
Credit Impaired	-	-
<b>Unbilled revenue</b>	<b>83.71</b>	<b>81.95</b>
Less: Provision for impairment	(1.09)	(1.09)
	82.62	80.86
	<b>551.58</b>	<b>589.51</b>

Above balances of trade receivables include balances with related parties (refer note 49)





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Trade receivables due from related parties</b>	<b>6.15</b>	4.78
Loss allowance	-	-
<b>Net Receivables</b>	<b>6.15</b>	<b>4.78</b>

**NOTE 13 A. CASH AND CASH EQUIVALENTS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Balance with banks		
- Current accounts	806.93	436.54
Cheques on hand	1.00	-
Cash on hand	15.41	8.00
	<b>823.34</b>	<b>444.54</b>

Cash and cash equivalents includes balances in escrow account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

**NOTE 13 B. OTHER BANK BALANCES**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
In term deposit accounts (balances held as margin money)	123.86	295.61
In term deposit accounts (others)	375.53	479.65
	<b>499.39</b>	<b>775.26</b>

- Includes accrued interest of ₹ 7.40 million (March 31, 2023: 20.28 million)

**NOTE 14. OTHER CURRENT FINANCIAL ASSETS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(Unsecured, considered good)</b>		
<b>To related parties</b>		
Security deposits (refer Note 49)	62.65	14.25
Option deposits (refer Note 49)	-	50.00
Others (refer Note 49)	0.24	
<b>To other than related parties</b>		
Mark to market derivative contracts	-	0.75
Security deposits - others	10.64	6.01
Others	88.38	58.97
	<b>161.91</b>	<b>129.98</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 15. OTHER CURRENT ASSETS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<i>(Unsecured, considered good)</i>		
<i>To related parties</i>		
Advance to suppliers	343.35	117.37
Less: Provision for doubtful advances	(10.74)	(10.73)
	332.61	106.64
Indirect tax balances/receivable credits	73.07	60.69
Unbilled revenue	729.98	656.06
Prepayment	198.61	141.88
Capital advances	-	1.45
Others	21.95	8.41
	<b>1,356.22</b>	<b>975.13</b>

**Trade receivables Ageing Schedule**

as at March 31, 2024

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables - considered good	82.62	345.31	10.89	2.06	1.06	0.25	442.19
Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
Undisputed Trade receivable - credit impaired	-	-	-	-	12.58	-	12.58
Disputed Trade receivables - considered good	1.09	105.36	6.61	-	15.62	-	128.68
Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	1.71	1.71
Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>83.71</b>	<b>450.67</b>	<b>17.50</b>	<b>2.06</b>	<b>29.26</b>	<b>1.96</b>	<b>585.16</b>

As at March 31, 2023

₹ in million

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables - considered good	80.86	490.11	18.11	8.53	3.25	1.09	601.95
Undisputed Trade Receivables - which have significant increase in credit risk	-	-	-	-	-	0.60	0.60
Undisputed Trade receivable - credit impaired	1.09	-	-	-	-	12.58	13.67





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

Particulars	Unbilled revenue	Outstanding for following periods from due date of Invoice					Total
		Less than 6 Months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
Disputed Trade receivables - considered good	-	0.87	0.04	-	-	-	0.91
Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	1.65	1.65
Disputed Trade receivables - credit impaired	-	-	-	-	-	-	-
<b>Total</b>	<b>81.95</b>	<b>490.98</b>	<b>18.15</b>	<b>8.53</b>	<b>3.25</b>	<b>15.92</b>	<b>618.78</b>

₹ in million

**NOTE 16. SHARE CAPITAL**

**(a) Details of the authorised, issued, subscribed and fully paid-up share capital as below:**

Particulars	₹ in million	
	As at March 31, 2024	As at March 31, 2023
<b>(i) Authorised</b>		
382,100,000 (March 31, 2023: 229,100,000) equity shares of the par value of ₹ 10 each	3,821.00	2,291.00
<b>(ii) Issued, subscribed and paid-up</b>		
205,474,008 (March 31, 2023: 205,024,864) equity shares of the par value of ₹ 10 each	2,054.74	2,050.25
<b>Total</b>	<b>2,054.74</b>	<b>2,050.25</b>

₹ in million

**(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period:**

Particulars	₹ in million			
	March 31, 2024		March 31, 2023	
	Number	Amount	Number	Amount
<b>Equity shares</b>				
Number of equity shares outstanding at the beginning of the year	20,50,24,864	2,050.25	20,50,23,864	2,050.24
Fresh issue of equity shares	4,49,144	4.49	1,000	0.01
<b>Number of equity shares outstanding at the end of the year</b>	<b>20,54,74,008</b>	<b>2,054.74</b>	<b>20,50,24,864</b>	<b>2,050.25</b>

₹ in million

**(c) Registered shareholder holding more than 5% equity shares in the Company is set out below:**

Particulars	₹ in million			
	March 31, 2024		March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Casa Maria Properties LLP	1,64,96,280	8.03%	1,64,96,280	8.05%
Capstan Trading LLP	1,64,95,680	8.03%	1,64,95,680	8.05%
Raghukool Estate Development LLP	1,64,95,680	8.03%	1,64,95,680	8.05%
Touchstone Properties and Hotels Private Limited	1,45,00,000	7.06%	1,45,00,000	7.07%
Anbee Construction LLP	1,31,16,180	6.38%	1,31,16,180	6.40%

₹ in million




**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**
**As at March 31, 2024**

₹ in million

Particulars	March 31, 2024		March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Cape Trading LLP	1,31,16,180	6.38%	1,31,16,180	6.40%
K Raheja Private Limited	1,24,00,000	6.03%	1,24,00,000	6.05%
Neel Raheja	1,03,26,318	5.03%	1,03,26,318	5.04%
<b>Total</b>	<b>11,29,46,318</b>	<b>54.97%</b>	<b>11,29,46,318</b>	<b>55.09%</b>

**d) Details of shares held by Promoters**
**As at March 31, 2024**

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹ 10 each fully paid	Neel Chandru Raheja	1,03,26,318	-	1,03,26,318	5.03%	0%
	Ravi Chandru Raheja	51,63,159	-	51,63,159	2.51%	0%
	Jyoti Chandru Raheja	77,80,300	-	77,80,300	3.79%	0%
	Sumati Ravi Raheja	51,63,159	-	51,63,159	2.51%	0%
	Ivory Properties And Hotels Private Limited	35,71,533	-	35,71,533	1.74%	0%
	K Raheja Private Limited	1,24,00,000	-	1,24,00,000	6.03%	0%
	K Raheja Corp Private Limited	37,85,824	-	37,85,824	1.84%	0%
	Touchstone Properties and Hotels Private Limited	1,45,00,000	-	1,45,00,000	7.06%	0%
	Genext Hardware And Parks Private Limited	8,00,000	-	8,00,000	0.39%	0%
	Cape Trading LLP	1,31,16,180	-	1,31,16,180	6.38%	0%
	Casa Maria Properties LLP	1,64,96,280	-	1,64,96,280	8.03%	0%
	Capstan Trading LLP	1,64,95,680	-	1,64,95,680	8.03%	0%
	Palm Shelter Estate Development LLP	76,92,387	3,60,000	80,52,387	3.92%	5%
	Raghukool Estate Developement LLP	1,64,95,680	-	1,64,95,680	8.03%	0%
	Anbee Constructions LLP	1,31,16,180	-	1,31,16,180	6.38%	0%
	<b>Total</b>	<b>14,69,02,680</b>	<b>3,60,000</b>	<b>14,72,62,680</b>	<b>71.67%</b>	
	<b>Total Number of Equity Shares</b>	<b>20,50,24,864</b>		<b>20,54,74,008</b>		





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2024

## As at March 31, 2023

₹ in million

S. No.	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
Equity shares of ₹ 10 each fully paid	Neel Chandru Raheja	1,03,26,318	-	1,03,26,318	5.04%	0.00%
	Ravi Chandru Raheja	51,63,159	-	51,63,159	2.52%	0.00%
	Jyoti Chandru Raheja	77,80,300	-	77,80,300	3.79%	0.00%
	Sumati Ravi Raheja	51,63,159	-	51,63,159	2.52%	0.00%
	Ivory Properties And Hotels Private Limited	35,71,533	-	35,71,533	1.74%	0.00%
	K Raheja Private Limited	1,24,00,000	-	1,24,00,000	6.05%	0.00%
	K Raheja Corp Private Limited	37,85,824	-	37,85,824	1.85%	0.00%
	Touchstone Properties And Hotels Private Limited	1,45,00,000	-	1,45,00,000	7.07%	0.00%
	Genext Hardware And Parks Private Limited	8,00,000	-	8,00,000	0.39%	0.00%
	Cape Trading LLP	1,31,16,180	-	1,31,16,180	6.40%	0.00%
	Casa Maria Properties LLP	1,64,96,280	-	1,64,96,280	8.05%	0.00%
	Capstan Trading LLP	1,64,95,680	-	1,64,95,680	8.05%	0.00%
	Palm Shelter Estate Development LLP	76,92,387	-	76,92,387	3.75%	0.00%
	Raghukool Estate Developement LLP	1,64,95,680	-	1,64,95,680	8.05%	0.00%
	Anbee Constructions LLP	1,31,16,180	-	1,31,16,180	6.40%	0.00%
Total		14,69,02,680	-	14,69,02,680	71.65%	
<b>Total Number of Equity Shares</b>		<b>20,50,23,864</b>		<b>20,50,24,864</b>		

**(e) Rights, preferences and restrictions attached to equity shares.**

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in the Company's residual assets on winding up. The equity shareholders are entitled to receive dividend as declared from time to time, subject to preferential right of preference shareholders to payment of dividend. The voting rights of an equity shareholder on a poll (not on show of hands) are in proportion to his/its share of the paid-up equity share capital of the Company. Voting rights cannot be exercised in respect of shares on which any call or other sums presently payable has not been paid. Failure to pay any amount called up on shares may lead to their forfeiture. On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company, remaining after distribution of all preferential amounts, in proportion to the number of equity shares held.

**f) Employee stock option plan**

Number of shares reserved for ESOP is 12,05,425 (March 31, 2023 : 13,50,831)

Term attached to stock options granted to employees are described in Note 50





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) As at March 31, 2024

### NOTE 17. OTHER EQUITY

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Equity Component of Compound Instruments</b>		
Balance at the beginning of the year	534.00	438.33
Add: Additions during the year	84.61	95.67
Less: Transferred to retained earnings	67.79	-
At the end of the year	<b>550.82</b>	<b>534.00</b>
<b>ESOP reserve</b>		
Balance at the beginning of the year	102.68	23.87
Add: Additions during the year	100.45	78.98
Less: Transferred to retained earnings	68.72	0.17
At the end of the year	<b>134.41</b>	<b>102.68</b>
<b>Securities premium</b>		
Balance at the beginning of the year	10,269.50	10,269.19
Add: Premium on issued equity shares	130.38	0.31
At the end of the year	<b>10,399.88</b>	<b>10,269.50</b>
<b>General reserve</b>		
Balance at the beginning of the year	1,071.96	1,071.96
At the end of the year	<b>1,071.96</b>	<b>1,071.96</b>
<b>Capital reserve</b>		
Balance at the beginning of the year	84.99	84.99
At the end of the year	<b>84.99</b>	<b>84.99</b>
<b>Retained earnings</b>		
Balance at the beginning of the year	1,306.01	(526.04)
Add: Profit / (Loss) for the year	<b>2,774.10</b>	<b>1,828.68</b>
Add: Other Adjustments	-	3.20
Add: Transferred from employee stock option reserve	68.72	0.17
Add: Transferred from equity component of compound instruments	67.79	-
Proposed dividend*	(0.00)	(0.00)
At the end of the year	<b>4,216.62</b>	<b>1,306.01</b>
	<b>16,458.68</b>	<b>13,369.14</b>

\*Amount less than million

#### Nature and purpose of reserves

##### Equity Component of Compound Instruments

Equity component of Component Instruments comprises of the impact of fair valuation of preference shares issued by the Company.

##### Securities premium

Securities premium is used to record the premium on issue of shares. The reserve is utilized in accordance with the provisions of the Companies Act, 2013.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**General reserve**

General reserve represents appropriation of retained earnings and are available for distribution to shareholders.

**Capital reserve**

The reserve comprises of profits/gains of capital nature earned by the Group and credited directly to such reserve.

**Employee stock option plan reserve**

Represents expense recognized towards employee stock option plans issued by the Company. (Refer Note 50)

**Retained earnings**

Retained earnings represents surplus/accumulated earnings of the Company and are available for distribution to shareholders. It includes impact of fair valuation of land on transition to Ind AS and are presently not available for distribution to shareholders (net of related tax impact): ₹ 3,710.05 million (March 31, 2023 ₹ 3,710.05 million).

**NOTE 18. LONG-TERM BORROWINGS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Borrowings</b>		
<b>Secured</b>		
<b>Rupee term loans</b>		
i) From bank (refer note A)	13,800.51	10,811.11
ii) From financial institutions (refer note A)	2,097.15	9,023.71
<b>Preference share liability</b>		
Non-cumulative redeemable preference shares (refer note B)	2,003.49	1,858.93
<b>Unsecured</b>		
From related parties (refer Note 49)	644.93	383.37
	<b>18,546.08</b>	<b>22,077.12</b>

₹ in million

	As at March 31, 2024		As at March 31, 2023	
	Non current	Current	Non current	Current
i) From bank	13,800.51	9,784.39	10,811.11	4,619.75
ii) From others	2,097.15	280.08	9,023.71	1,113.64
	<b>15,897.66</b>	<b>10,064.47</b>	<b>19,834.82</b>	<b>5,733.39</b>





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) As at March 31, 2024

### NOTE 18. LONG-TERM BORROWINGS (CONTD.)

#### A) Terms of repayment

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
TERM LOANS- Rupee Loans - Bank						
Standard Chartered Bank Limited	2,000.00	- (1,295.42)	-	7.75% to 7.85%	Repayable monthly instalment over 84 month starting from April 2016 to February 2023 and balance amount is bullet payment on March 2023.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Westin Hotel and Lakeside Chalet, Marriott Executive Apartments, Powai
HDFC Bank Limited	2,500 (Term loan - ₹ 2,300 million with ₹ 200 million OD as a sub-limit of term loan)	1,779.67 (2,008.00)	8.20 to 9.00%	7.55% to 8.20%	Repayable in quarterly 30 instalments from December 2021 to March 2029.	
HSBC Limited	1,150 (Term loan - ₹ 1,130 million with ₹ 20 million OD as a sub-limit of term loan)	837.78 (931.98)	8.50% to 8.90%	7.05% to 8.50%	Repayable in monthly installments starting from January 2020 to December 2029. This loan is fully paid in April 2024.	It is secured by (i) Exclusive charge on immovable and movable property and receivables at Commercial Complex at Bangalore admeasuring 14,271.71 sq meters comprising of basement plus lowerground floor, ground floor, first floor and thirteen upper floors (ii) Exclusive charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial Complex at Bangalore.
Standard Chartered Bank	645.00	564.51 (645.16)	8.94% to 8.77%	6.66% to 9.00%	Repayable in 48 monthly installments starting October, 2023 This loan is fully paid in April 2024.	It is secured by (i) Second Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii)Second pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Powai Phase I and II.
HDFC Bank Limited	1,350.00	1,105.26 (1,360.06)	9.00%	6.60% to 9.00%	Repayable in 48 monthly installments starting July, 2023. This loan is fully paid in April 2024.	

\* Previous year information are disclosed in brackets





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

NOTE 18. LONG-TERM BORROWINGS (CONTD.)

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
ICICI Bank Limited	2,500.00	2,188.23 (2,346.67)	8.30% to 8.80%	8.30% to 8.70%	Repayable in 36 Quarterly installments starting from January 2022	First pari passu charge on the immovable & movable fixed assets of the Marriott hotel, Bengaluru ("Hotel") First pari passu charge on current assets of the Hotel First pari passu charge on receivables of the Hotel
ICICI Bank Limited	1,900.00	235.53 (447.20)	8.60% to 8.80%	8.25% to 8.60%	Repayable quarterly instalment from September 2016 to June 2025.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) pari-passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield.
Federal Bank Limited	1,650.00	1,648.41 (2,976.13)	8.3% to 8.50%	8.30%	Repayable in monthly installments starting from June 2024 to January 2034.	First and exclusive charge on immovable and movable property and receivables pertaining to commercial properties (Cignus I and II) located in Whitefield, Bangalore
Axis Bank Limited	4,500 (Term loan - 4,200 million with ₹ 300 million OD as a sub-limit of term loan)	3,625.32 (964.07)	8.95%	8.95%	Repayable in quarterly installments starting from June 2023 to March 2033.	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad Hotel

\* Previous year information are disclosed in brackets





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 18. LONG-TERM BORROWINGS (CONTD.)**

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
HDFC Bank Limited	2,500 (Line of Credit)	800.20	8.50% to 9.05%	-	Line of credit to be reduced every year starting from March 2019 to March 2026.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
HDFC Bank Limited	2,000.00	2,000.00	8.50% to 9.05%	-	Loan to be repaid in Equated Monthly Installments over a period of 120 months starting April 2024 This loan is fully paid on April 2024.	It is secured by (i) Exclusive charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
HDFC Bank Limited	2,000.00	1,984.39	8.85%	-	Repayable Quarterly instalment over 7 years starting from March 2024 to March 2032 and balance amount is bullet payment on March 2023.	It is secured by (i) First Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii) First pari- passu charge on the current assets, operating cashflows, receivables, commissions, revenue of whatsoever nature and wherever arising, present and future, intangibles, goodwill, uncalled capital, present and future, pertaining to the project. (iii) First charge on insurance contract and insurance proceeds of Powai Phase I and II.
HDFC Bank Limited	150.00	68.73	8.85%	-	This loan is fully paid in April 2024	It is secured by charge on immovable property of Courtyard by Marriott, Aravali, Faridabad

\*Previous year information are disclosed in brackets





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

NOTE 18. LONG-TERM BORROWINGS (CONTD.)

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
Bajaj Finance Limited	500.00	390.14 (426.40)	7.45%	7.00% to 7.45%	Repayable in Monthly instalments from April 2020 to September 2025	It is secured by (i) Exclusive charge on immovable and movable property and receivables (both present and future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
International Financial corporation (IFC)	3,750.00	1,987.06 (1,983.31)	9.49% to 9.12%	7.27% to 9.49%	Semi annual repayments from July 2024 to January 2032.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
Housing Development Finance Corporation Limited	3,600.00	- (1,129.96)	-	6.75% to 9.35%	Repayable in 120 monthly instalment from loan drawn out date i.e, December 2015.	It is secured by (i) Exclusive charge on immovable and movable property and receivables at The Westin Mindspace (ii) Exclusive charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to The Westin Mindspace
Housing Development Finance Corporation Limited	1,350.00	- (132.80)	-	6.75% to 9.35%	Repayable in 120 monthly instalment from loan drawn out date i.e, October 2014.	It is secured by (i) Exclusive charge on immovable property and receivables at Four Points By Sheraton, Vashi (ii) Exclusive charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Four Points By Sheraton, Vashi (iii) Guarantee by related party (K. Raheja Corp Private Limited)





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 18. LONG-TERM BORROWINGS (CONTD.)**

₹ in million

Particulars	Sanction Amount ₹ in million	Loan Outstanding as at March 31, 2024 / (March 31, 2023)* ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
			As at March 31, 2024	As at March 31, 2023		
Housing Development Finance Corporation Limited	2,000.00	- (1,996.63)	-	6.75% to 9.35%	Loan to be repaid in Equated Monthly Installments over a period of 120 months starting April 2024. This loan is fully paid in April 2024.	It is secured by (i) Exclusive charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
Housing Development Finance Corporation Limited	2,500 (Line of Credit)	- (1,200.00)	-	6.75% to 9.25%	Line of credit to be reduced every year starting from March 2019 to March 2026.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Sahar Hotel and retails operations (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Sahar Hotel and retails operations.
Housing Development Finance Corporation Limited	6,000.00	- (3,268.22)	-	7.25% to 9.85%	Loan to be repaid in Equated Monthly Installments over a period of 120 months starting July 2026. This loan is fully paid in April 2024	It is secured by (i) Exclusive charge on immovable property and receivables (both present and future) from Commercial project (Cignus I) Powai (ii) Exclusive charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial project (Cignus I) Powai.

**Unsecured**

**From related parties**

The Holding Company accorded approval for raising further funds upto ₹ 1,000 million from the Promoters of the Company or their nominees by way of Unsecured Loans or Inter Corporate Deposits or any combination thereof in addition to the earlier approval of ₹ 1,000 million, on an interest-free basis, in accordance with the terms and conditions set out in the Subscription Agreement dated June 04, 2018 and any amendment thereto to be executed between the Company and the Promoters viz. Mr. Ravi C. Raheja and Mr. Neel C. Raheja, if necessary. In this regard, the Group has borrowed as on March 31, 2024 is ₹ 700 million (March 31, 2023: ₹ 450 million).





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 18. LONG-TERM BORROWINGS (CONTD.)**

There are no material breaches of the covenants associated with the borrowings.

**As at March 31, 2023**

₹ in million						
Name of bank	Month	Particulars	Amount as per books of account	Amount as reported in the monthly return/statement	Difference	Reason for material discrepancies
Indian Overseas Bank	Jun-22	Inventory	22.91	23.55	(0.64)	The inventory amount reported in monthly statement are shown at gross level whereas in books it is reported at net level.
Indian Overseas Bank	Sep-22	Inventory	21.13	21.77	(0.64)	
Indian Overseas Bank	Dec-22	Inventory	22.88	22.82	0.06	
Indian Overseas Bank	Mar-23	Inventory	-	-	-	

**B) Preference Share Capital**

(a) Details of the Authorised, Issued, Subscribed and Paid-up Preference Share Capital as below:

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>(i) Authorised</b>		
1,600 (March 31, 2023: 1600) 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each	160.00	160.00
10,000 (March 31, 2023: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each-Series A	1,000.00	1,000.00
10,000 (March 31, 2023: 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each-Series B	1,000.00	1,000.00
<b>(ii) Issued, Subscribed and paid-up</b>		
1,600 (March 31, 2023: 1600) 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each	160.00	160.00
20,000 (March 31, 2023: 20,000) (Series A 10,000 and Series B 10,000) 0.00% Non-cumulative, Non-convertible redeemable preference shares. Series A: Fully-paid up ₹ 100,000 each (Fully paid up ₹ 100,000 each in year ended March 31, 2023) and Series B: Fully-paid up ₹ 100,000 each (Partly paid up ₹ 75,000 each in year ended March 31, 2023).	1,843.50	1,698.93
<b>Total</b>	<b>2,003.50</b>	<b>1,858.93</b>

(b) Reconciliation of the number of shares outstanding at the beginning and end of the period:

₹ in million				
Particulars	As at March 31, 2024		As at March 31, 2023	
	Number	Amount	Number	Amount
<b>1,600, 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each</b>	1,600	160.00	1,600	160.00
Number of Preference shares outstanding at the beginning of the year	-	-	-	-
Issued during the year	1,600	160.00	1,600	160.00
<b>Number of Preference shares outstanding at the end of the year</b>				





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2024

### NOTE 18. LONG-TERM BORROWINGS (CONTD.)

₹ in million

Particulars	As at March 31, 2024		As at March 31, 2023	
	Number	Amount	Number	Amount
<b>10,000 (March 31, 2023: 10,000) (Series A) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series A ₹ 100,000 each.</b>	10,000	842.01	10,000	921.56
Number of Preference shares outstanding at the beginning of the year	-	72.28	-	(79.55)
Adjustments* / Issued during the year	10,000	914.29	10,000	842.01
<b>Number of Preference shares outstanding at the end of the year</b>				
<b>10,000 (March 31, 2023: 10,000) (Series B) 0.00% Non-cumulative, Non-convertible redeemable preference shares subscribed and fully paid up of Series B ₹ 1,00,000 each.</b>				
Number of Preference shares outstanding at the beginning of the year	10,000	856.92	10,000	665.11
Adjustments* / Issued during the year**	-	72.29	-	191.81
<b>Number of Preference shares outstanding at the end of the year</b>	10,000	929.21	10,000	856.92
<b>Total</b>	<b>21,600</b>	<b>2,003.50</b>	<b>21,600</b>	<b>1,858.93</b>

\*Adjustments represents notional interest on debt components of Preferences share

\*\* Call made against issued Series B Non-cumulative, Non-convertible redeemable preference shares

#### (c) Shareholder holding more than 5% Preference shares in the Group is set out below:

Particulars	As at March 31, 2024		As at March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
<b>1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each</b>				
Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	1,600	100%	1,600	100%
*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.				
<b>10,000 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each subscribed and fully paid up (March 31, 2023: 10,000 fully paid up ₹ 100,000 each)</b>				
<b>Series A</b>				
Mr. Ravi Chandru Raheja	2,325	23.25%	2,325	23.25%
Mr. Neel Chandru Raheja	2,325	23.25%	2,325	23.25%
K Raheja Corp Private Limited	4,500	45.00%	4,500	45.00%
Ivory Properties and Hotels Private Limited	850	8.50%	850	8.50%
<b>Total</b>	<b>10,000</b>	<b>100%</b>	<b>10,000</b>	<b>100%</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 18. LONG-TERM BORROWINGS (CONTD.)**

Particulars	As at March 31, 2024		As at March 31, 2023	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
<b>10,000 0.00% Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each subscribed and fully paid up of ₹ 1,00,000 each. (March 31, 2023: 10,000 fully paid up ₹ 100,000 each)</b>				
<b>Series B</b>				
Mr. Ravi Chandru Raheja	2,325	23.25%	2,325	23.25%
Mr. Neel Chandru Raheja	2,325	23.25%	2,325	23.25%
K Raheja Corp Private Limited	4,500	45.00%	4,500	45.00%
Ivory Properties and Hotels Private Limited	850	8.50%	850	8.50%
<b>Total</b>	<b>10,000</b>	<b>100%</b>	<b>10,000</b>	<b>100%</b>

**(d) Rights, Preferences and restrictions attached to preference shares.**

The Group has two classes of preference shares having a par value of ₹ 100,000 each per share.

1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

Rights, Preferences and restrictions attached to 0.00% Non-cumulative redeemable preference shares The preference shares do not carry any voting rights, even if dividend has remained unpaid for any year or dividend has not been declared by the Group for any year. Preference shares shall, subject to availability of profits during any financial year, be entitled to nominal dividend of Re.1 per preference share per year.

Preference shares issued by the Group are due for redemption at par. Accordingly, the preference shares are liable to be redeemed at any time at the option of the Group but not later than December 21, 2026 (March 31, 2023: December 21, 2023). In the event of liquidation of the Group before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.

10,000 0.00% (Series A) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.

10,000 0.00% (Series B) Non-cumulative, Non-convertible redeemable preference shares of ₹ 100,000 each.

Rights, Preferences and restrictions attached to 0.00 % (Series A & Series B) Non-cumulative, Non-convertible redeemable preference shares

The preference shares do not carry any voting rights.

With respect to the Residential project at Bengaluru ("Project"), w.e.f. June 04, 2018, the Promoter - Directors, have agreed to provide the Group either by themselves or through their nominees, funds to meet the shortfall in cash flows for the Project expenses, by subscribing to 0.00% Non- Cumulative Non-Convertible Redeemable Preference Shares ("NCRPS") of the Group of ₹ 2,000 million. A designated bank account is maintained for the Project and redemption of NCRPS's shall be after completion, out of surplus in the account, not later than 20 years from the date of issue and subject to applicable law/s. In this regard, the Group has a paid up preference share capital of ₹ 2,000 million as at March 31, 2024 (March 31, 2023: ₹ 2,000.00 million).

The Preference Shares do not carry any voting rights whatsoever in any meetings of the shareholders of the Group or of members of any class of shares of the Group.

Subject to applicable laws, other than the amounts payable for redemption, no amounts shall be payable to the Preference Shareholders, whether by way of dividend or in any other manner whatsoever.

In the event of liquidation of the Group before redemption of the equity shares, holders of the preference shares will have priority over equity shares in the payment of dividend and repayment of capital.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 18. LONG-TERM BORROWINGS (CONTD.)**

**(e) Dividend on preference shares**

On August 14, 2023 amount of ₹ 1,600/- was paid as preference dividend to 1,600 0.001% Non-cumulative redeemable preference shares of ₹ 100,000 each.

During the year ended March 31, 2024, amount of ₹ 1,600/- was proposed as preference dividend to 1,600 0.001% Non-cumulative redeemable preference shares of ₹ 1,00,000 each.

**NOTE 19. OTHER NON-CURRENT FINANCIAL LIABILITIES**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
Security deposits	412.85	217.34
Retention money	49.21	35.40
	<b>462.06</b>	<b>252.74</b>

**NOTE 20. PROVISIONS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
Provision for gratuity	100.06	82.85
Provision for compensated absences	17.44	-
	<b>117.50</b>	<b>82.85</b>

**NOTE 21. OTHER NON-CURRENT LIABILITIES**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
Deferred finance income	235.03	154.78
	<b>235.03</b>	<b>154.78</b>

**NOTE 22. BORROWINGS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>Secured</b>		
Over draft accounts from banks	852.64	90.24
Current maturity of long term debt (refer Note 22)	10,064.47	5,733.39
<b>Unsecured</b>		
From related parties	40.10	37.96
	<b>10,957.21</b>	<b>5,861.59</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 22. SHORT-TERM BORROWINGS (CONTD.)**

**A) Terms of repayment**

Rate of interest

Particulars	Sanction Amount ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/Modification of terms	Security Details
		As at March 31, 2024	As at March 31, 2023		
Standard Chartered Bank	500 (Including two sub limit of 20 millionn each)	8.50% to 9.80%	7.25% to 7.90%	Renewal every year.	Secured against land parcel admeasuring 6,826 sq. mtrs. at Powai (including future receivables) adjacent to the operating Westin Powai and Lakeside Chalet, Mumbai - Marriott Executive Apartments, Powai.
ICICI Bank Limited	3,080 (Term Loan - ₹ 2,285 million with ₹ 300 million OD as a sub-limit of term loan) OD 300 (Including four sublimit -20 million, 20 million 10 million and 5 millionn)	-	8.30%	Renewal every year and maturity is in September 2026 in line with the Term loan.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Hotel and Retail Block, Sahar (ii) Pari Passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Hotel and Retail Block, Sahar.
DBS Bank Limited	3,250 (Term Loan - ₹ 2,900 million and OD ₹ 200 million)	9.50% to 9.60%	7.25% to 9.50%	Renewal every year and maturity is in September 2025 in line with the Term loan.	It is secured by (i) Exclusive charge on immovable and movable property and receivables (both present future) at Business Centre at Sahar, Mumbai. (ii) Exclusive charge on Current Accounts, DSRA Account and assignment or creation of charge in favor of the lender of all Insurance contracts and Insurance proceeds pertaining to Business Centre at, Sahar Mumbai.
Indian Overseas Bank	50.00	11.55%	11.55%	Renewal every year.	Cash Credit is secured by hypothecation of inventories, crockery, cutlery, and linen held by the Company at its property in Powai, both present and future.
ICICI Bank Limited	1,900 (Term Loan - 1,530 million and OD 150 million)	9.45% to 9.00%	8.30% to 9.70%	Renewal every year and maturity is in June 2025 in line with the Term loan.	It is secured by (i) Pari-passu charge on immovable property and receivables (both present and future) from Marriott Hotel Bangalore, Whitefield (ii) Pari Passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Marriott Hotel Bangalore, Whitefield
HDFC Bank Limited*	2,500 (Term loan - ₹ 2,300 million with ₹ 200 million OD as a sub-limit of term loan)	9.6% to 9.30%	8.25% to 9.60%	Overdraft to be reduced on a proportionate basis in line with term loan repayment.	It is secured by (i) Pari-passu charge on immovable and movable property and receivables at Powai - Phase I and II (ii) pari- passu charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Powai Phase I and II.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2024

## NOTE 22. BORROWINGS (CONTD.)

₹ in million

Particulars	Sanction Amount ₹ in million	Carrying rate of Interest	Carrying rate of Interest	Repayment/Modification of terms	Security Details
		As at March 31, 2024	As at March 31, 2023		
Axis Bank Limited	4,500 (Term loan - 420 million with ₹ 300 million OD as a sub-limit of term loan)	8.95% to 9.30%	8.95%	Overdraft to be reduced in proportion of last 30 crores repayment of term loan	First and exclusive charge on immovable and movable property and receivables pertaining to Westin Hyderabad hotel
HSBC Limited	1,150 (Term loan - ₹ 1,130 million with ₹ 20 million OD as a sub-limit of term loan)	9.25% to 9.45%	7.40% to 8.85%	Renewal every year	It is secured by (i) Exclusive charge on immovable and movable property and receivables at Commercial Complex at Bangalore (ii) Exclusive charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Commercial Complex at Bangalore
Standard Chartered Bank	900 (Term Loan - ₹ 750 million and OD ₹ 150 million)	-	7.25% to 7.70%	Overdraft to be reduced on a proportionate basis in line with term loan repayment.	It is secured by (i) Exclusive charge on immovable property and receivables at Retail Block at Bengaluru (ii) Exclusive charge by way of assignment or creation of charge in favour of the lender of all Insurance contracts and Insurance proceeds pertaining to Retail Block at Bengaluru (iii) Charge over DSRA amounting to ₹ 50.00 million

\*the bank has confirmed that no event of default has been called due to the breach of covenants during the year ended March 31, 2024 and financial year 2022-23.

There are no material breaches of the covenants associated with the borrowings and none of the borrowings were called back during the year and in the previous year.

K Raheja Corp Private Limited	NA	9.25%	8.50%	Repayable on demand.	Unsecured
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## NOTE 23. TRADE PAYABLES

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Total outstanding dues of micro enterprises and small enterprises and (refer Note 42)	421.73	144.59
Total outstanding dues to creditors other than micro enterprises and small enterprises	1,649.40	1,357.26
	<b>2,071.13</b>	<b>1,501.85</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 23. TRADE PAYABLES (CONTD.)**

**Trade payable Ageing Schedule**

As at March 31, 2024

Particulars	Outstanding for following periods from due date of Invoice/Accrual				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	421.78	3.52	1.18	0.06	426.54
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,562.82	33.44	12.50	35.74	1,644.50
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	0.02	-	-	0.07	0.09
<b>Total</b>	<b>1,984.62</b>	<b>36.96</b>	<b>13.68</b>	<b>35.87</b>	<b>2,071.13</b>

₹ in million

As at March 31, 2023

Particulars	Outstanding for following periods from due date of Invoice/Accrual				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	141.98	0.42	-	-	142.40
Total outstanding dues of creditors other than micro enterprises and small enterprises	1,201.63	73.83	36.73	44.72	1,356.91
Disputed dues of micro enterprises and small enterprises	1.62	0.57	-	-	2.19
Disputed dues of creditors other than micro enterprises and small enterprises	0.22	0.08	0.05	-	0.35
<b>Total</b>	<b>1,345.45</b>	<b>74.90</b>	<b>36.78</b>	<b>44.72</b>	<b>1,501.85</b>

₹ in million

**NOTE 24. CURRENT - OTHER FINANCIAL LIABILITIES**

Particulars	₹ in million	
	As at March 31, 2024	As at March 31, 2023
Creditors for capital expenditure		
- Total outstanding dues of micro enterprises and small enterprises and (refer Note 42)	256.25	376.41
- Total outstanding dues to creditors other than micro enterprises and small enterprises	310.82	409.52
Retention payable	265.81	94.62
Proposed Dividend*	0.00	0.00
Security deposits	41.68	35.62
Other liabilities	242.49	130.84
	<b>1,117.05</b>	<b>1,047.01</b>

\*Amount less than million





**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**  
As at March 31, 2024

**NOTE 25. OTHER CURRENT LIABILITIES**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
Income received in advance (unearned revenue)		
Advances from customers towards sale of residential flats	4,237.15	1,664.42
Advances from customers towards hospitality services	229.44	251.48
Deferred finance income	4.13	4.15
Statutory dues payable*	381.88	294.52
	<b>4,852.60</b>	<b>2,214.57</b>

\*\*Statutory dues payable includes ESIC, TDS payable, provident fund payable, indirect taxes payable etc.

**NOTE 26. SHORT-TERM PROVISIONS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
Provision for gratuity	42.83	42.43
Provision for compensated absences	36.69	52.75
Provision for estimated / actual cancellation and alteration cost (Refer foot note)	-	13.26
	<b>79.52</b>	<b>108.44</b>

**Bengaluru residential project**

During the year 2013-14, Hindustan Aeronautics Limited (HAL) had raised an objection with regard to the permissible height of buildings of the Company's Bengaluru residential project. Pursuant to an interim order passed by the Karnataka High Court, in the petition filed by the Company, the Company had suspended construction activity at the Project and sale of flats.

Pending the outcome of the proceedings and a final closure of the matter, the Company suspended revenue recognition based on the percentage completion method after financial year ended March 31, 2014. Further, in case of cancellations subsequent to March 31, 2014, the Company reversed the revenue and derecognized margins in the respective year of cancellation. The Company also recompensed flat owners, in accordance with mitigation plans framed by the Company on account of the delay in completion of the project.

During the year ended March 31, 2018, without prejudice to its rights and remedies under law and keeping the commercial considerations in perspective, the Board of Directors of the Company, decided that the Company should proactively consider re-commencement of construction up to the minimum permissible limits and engage with the buyers above the 10th floor for evaluating possible options. Accordingly, the Company has reassessed the estimated cost of completion of the project upto 10th floor as per the aforementioned plan and has recognized a provision towards the following:

- cost of alteration of superstructure
- estimated costs in relation to potential cancellations

Further, cost of actual cancellation (where applicable) has also been provided for and included in the provision referred to above.

By Judgement dated May 29, 2020 the Karnataka High Court had allowed the writ petition in part, quashing the cancellation of the NOC and remanding back the matter to HAL for re-survey in a time bound manner and thereafter to proceed in accordance with law. The Company and HAL after discussions, signed terms for an amicable settlement of all the disputes between the parties, as per which the Company would undertake demolition of already constructed structures above 932 meters Above Mean Sea Level 'AMSL'. Final orders in the matter have been passed by the Hon'ble Karnataka High Court on





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 26. SHORT-TERM PROVISIONS (CONTD.)**

October 26, 2021 as per the said settlement terms and consequently, the litigation stands disposed. Demolition work of the area above 10th floor for all the 9 buildings has been completed in April 2022, and the NOC from HAL and approval from BBMP has been received.

The Holding Company has also received approval for modification of the plan and extension for RERA completion deadline. During the previous year, on account of various approval in place, the Management has considered reversal of earlier created provision for interest in relation to potential cancellation for the said flats above 10th floor amounting to ₹ 584.82 million and same is included in provision utilized during the previous year.

**NOTE 27. REVENUE FROM OPERATIONS**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>(a) Sale of services</b>		
<b>Hospitality:</b>		
Room income	7,996.73	6,157.02
Food, beverages and smokes	4,008.13	3,385.90
Others services	926.90	741.77
<b>(b) Retail and commercial:</b>		
Lease rent	1,089.96	886.78
Maintenance and other recoveries	134.14	95.81
Revenue from other services	16.66	17.39
	<b>14,172.52</b>	<b>11,284.67</b>

**Disaggregation of revenue information**

₹ in million		
Particulars	As at March 31, 2024	As at March 31, 2023
<b>a) Revenue based on geography</b>		
<b>Revenue from contract with customers</b>		
- Indian	12,931.76	10,284.69
- Overseas	-	-
	<b>12,931.76</b>	<b>10,284.69</b>
<b>b) Revenue based on product and services</b>		
<b>Revenue from contract with customers</b>		
- Room income	7,996.73	6,157.02
- Food, beverages and smokes	4,008.13	3,385.90
- Other services	926.90	741.77
	<b>12,931.76</b>	<b>10,284.69</b>
<b>c) Timing of transfer of goods and services</b>		
Revenue from goods or services transferred to customers at a point of time	12,931.76	10,284.69
Revenue from goods or services transferred to customers over time	-	-
	<b>12,931.76</b>	<b>10,284.69</b>
<b>d) Revenue as per contracted price</b>		
- Contracted price revenue/ revenue from contract with customers	12,931.76	10,284.69
	<b>12,931.76</b>	<b>10,284.69</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 28. OTHER INCOME**

	₹ in million	
Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest income from instruments measured at amortized cost	110.84	316.30
Fair valuation gain on investment valued through Fair Value through Profit and Loss ('FVTPL')	0.04	-
Net mark to market gain on derivative contracts	-	2.32
Export benefits and entitlements	10.64	36.91
Profit on sale of investments (net)	8.30	1.99
Profit on sale of property, plant and equipment (net)	-	5.78
Interest on income tax refund	0.11	30.76
Miscellaneous income	67.93	100.81
	<b>197.86</b>	<b>494.87</b>

**NOTE 29. REAL ESTATE DEVELOPMENT COST**

	₹ in million	
Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>(i) Real estate development cost</b>	85.06	85.06
	<b>85.06</b>	<b>85.06</b>
<b>(ii) Changes in inventories of finished goods and work in progress</b>		
Opening project work in progress	3,895.95	4,129.12
	-	4,129.12
<b>Add:</b>		
Incurred during the year	1,280.71	117.72
Impairment of super structure cost		(350.89)
<b>Less: Closing stock</b>	(5,176.66)	3,895.95
Transferred to property under development project	-	<b>0.00</b>

**NOTE 30. FOOD AND BEVERAGES CONSUMED\***

	₹ in million	
Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Food and beverages materials at the beginning of the year	108.16	86.69
Purchases	1,077.40	1,020.66
Food and beverages materials at the end of the year	129.73	108.16
	<b>1,055.83</b>	<b>999.19</b>

\*Includes complimentaries ₹ 109.78 million (March 31, 2023: ₹ 77.39 million)

**NOTE 31. OPERATING SUPPLIES CONSUMED**

	₹ in million	
Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Purchases	397.36	392.66
	<b>397.36</b>	<b>392.66</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 32. EMPLOYEE BENEFITS EXPENSE**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Salaries, wages and bonus	1,532.06	1,214.81
Contributions to provident fund and other funds	86.40	68.36
Staff welfare expenses	226.73	148.81
Employee stock option expense (refer Note 50)	100.45	78.98
	<b>1,945.64</b>	<b>1,510.96</b>

**NOTE 33. FINANCE COSTS**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest expenses	1,966.04	1,538.43
Exchange differences regarded as an adjustment to borrowing cost	-	4.46
Other borrowing cost	0.51	1.85
	<b>1,966.55</b>	<b>1,544.74</b>

**NOTE 34. OTHER EXPENSES**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Travelling and conveyance expenses	36.29	25.47
Power and fuel *	720.24	647.34
Rent	31.30	29.37
Repairs and maintenance		
- Buildings	200.88	171.67
- Plant and machinery	299.18	239.25
- Others	115.87	108.64
Insurance	54.90	42.31
Rates and taxes	446.53	292.42
Business promotion expenses	492.17	359.05
Commission	400.99	275.96
Royalty and management fees	666.01	510.56
Legal and professional charges	282.80	234.37
Other hotel operating cost	339.13	276.06
Bad debt written off	1.94	6.55
Provision for doubtful debts	3.72	-
Loss on foreign exchange fluctuation (Net)	14.34	25.86
Donations	-	0.02
Director sitting fees	6.45	4.13
Payment to auditors (refer Note 43)	25.97	17.18
Buyout labour & manpower contract	398.44	334.34
Corporate social responsibility expenses	4.34	0.81
Fixed assets written off	43.86	-





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 34. OTHER EXPENSES (CONTD.)**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Loss on sale of fixed assets	1.13	-
Business Combination expenses	13.50	21.31
Provision for stock obsolescence	22.28	-
Miscellaneous expenses **	220.45	145.96
	<b>4,842.71</b>	<b>3,768.63</b>

\*Net of ₹ 8.27 million (March 31, 2023: ₹ 1.88 million) on account of recoveries.

\*\*Net of ₹ 2.94 million (March 31, 2023: ₹ 2.75 million) on account of recoveries.

**NOTE 35. EXCEPTIONAL ITEMS**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
- Provision for impairment loss on Inventories	-	(184.38)
- Reversal of provision for cost of alteration of super structure cost	-	22.64
- Reversal of provision for estimated cost in relation to potential cancellation	-	584.82
<b>Total</b>	<b>-</b>	<b>423.08</b>

**NOTE 36. TAX EXPENSE**

**(a) Amounts recognized in Statement of Profit and Loss for continuing operations**

₹ in million

Current income tax expense	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Current tax</b>		
Current year (Including earlier years)	304.32	178.65
MAT credit entitlement	(289.40)	(178.41)
Deferred tax expense /(credit)	(103.20)	895.15
<b>Tax charge/ (credit) for the year</b>	<b>(88.28)</b>	<b>895.39</b>

**(b) Amounts recognized in other comprehensive income**

₹ in million

Particulars	For the year ended March 31, 2024			For the year ended March 31, 2023		
	Before tax	Tax (expense) benefit	Net of tax	Before Tax	Tax (expense) benefit	Net of tax
<b>Items that will not be reclassified to profit or loss</b>						
Remeasurements of the defined benefit plans	(12.70)	4.31	(8.39)	(7.51)	2.87	(4.64)
	<b>(12.70)</b>	<b>4.31</b>	<b>(8.39)</b>	<b>(7.51)</b>	<b>2.87</b>	<b>(4.64)</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 36. TAX EXPENSE (CONTD.)**

**(c) Reconciliation of effective tax rate for continuing operations**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit before tax	2,693.53	2,728.29
Company's domestic tax rate	34.94%	34.94%
<b>Tax using the Company's domestic tax rate</b>	<b>941.23</b>	<b>953.37</b>
<b>Tax effect of:</b>		
Recognition of deferred tax on previously unrecognized tax losses	(584.21)	-
Expenses not allowed under tax	174.12	112.46
Standard deduction	(101.32)	(84.05)
Indexation of land and investment property	(523.17)	(158.80)
Consolidation Adjustments	6.52	(9.93)
Others	(1.61)	82.10
	<b>(88.44)</b>	<b>895.15</b>

The Company weighted average tax rates for years ended March 31, 2024 is (3.28%) and March 31, 2023 is 32.81%, respectively.

**(d) Movement in deferred tax balances**

**Movement in deferred tax balances for the year ended March 31, 2024**

₹ in million

Particulars	Net balance as at March 31, 2023	Recognised in profit or loss credit/ (charge)	Recognised in OCI	Recognised in equity	Others	Net balance as at March 31, 2024
<b>Deferred tax asset/ (liabilities)</b>						
Property, plant and equipment	(2,612.72)	(351.70)	-	-	-	(2,964.42)
Investment property	232.21	165.38	-	-	-	397.59
Real estate inventory	(20.24)	172.66	-	-	-	152.42
Expenditure on specified business u/s 35 AD	2,465.04	41.93	-	-	-	2,506.97
Provisions	86.54	(90.36)	4.31	-	-	0.49
Borrowings	(27.66)	15.51	-	-	-	(12.15)
Other current liabilities	138.19	63.94	-	-	-	202.13
Other current assets	(234.25)	11.89	-	-	-	(222.36)
Unabsorbed depreciation/ carry forward tax losses	681.45	49.08	-	-	-	730.53
Unabsorbed losses on House property	396.95	(60.60)	-	-	-	336.35
Employee Stock Option	4.47	27.54	-	-	-	32.01
Inventory	11.35	(7.48)	-	-	-	3.87
Right of use assets and lease liability	23.50	7.73	-	-	-	31.23
MAT Credit Entitlement	178.41	285.89	-	-	-	464.30
Other items	121.73	(157.20)	-	-	-	(35.47)
<b>Deferred tax assets/ (liabilities)</b>	<b>1,444.97</b>	<b>174.21</b>	<b>4.31</b>	<b>-</b>	<b>-</b>	<b>1,623.49</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 36. TAX EXPENSE (CONTD.)**

₹ in million

Particulars	Net balance as at March 31, 2024
Deferred tax assets	1,623.49
Deferred tax liabilities	-
<b>Net deferred tax assets</b>	<b>1,623.49</b>

**Movement in deferred tax balances for the year ended March 31, 2023**

₹ in million

Particulars	Net balance as at March 31, 2022	Recognised in profit or loss credit/ (charge)	Recognised in OCI	Recognised in equity	Others	Net balance as at March 31, 2023
<b>Deferred tax asset/(liabilities)</b>						
Property, plant and equipment	(2,774.44)	161.72	-	-	-	(2,612.72)
Investment property	192.95	39.26	-	-	-	232.21
Assets classified as held for sale	0.05	(0.05)	-	-	-	-
Real estate inventory	(20.24)	-	-	-	-	(20.24)
Expenditure on specified business u/s 35 AD	2,592.68	(127.64)	-	-	-	2,465.04
Investments	-	-	-	-	-	-
Provisions	322.06	(238.39)	2.87	-	-	86.54
Borrowings	(38.26)	10.60	-	-	-	(27.66)
Other current liabilities	145.26	(7.07)	-	-	-	138.19
Other current assets	(199.55)	(34.70)	-	-	-	(234.25)
Unabsorbed depreciation/ carry forward tax losses	1,357.11	(675.66)	-	-	-	681.45
Unabsorbed losses on House property	416.11	(19.16)	-	-	-	396.95
Employee Stock Option	4.47	-	-	-	-	4.47
Inventory	11.35	-	-	-	-	11.35
Right of use assets and lease liability	14.70	8.80	-	-	-	23.50
MAT Credit Entitlement	195.00	(16.59)	-	-	-	178.41
Other items	121.51	0.22	-	-	-	121.73
<b>Deferred tax assets/ (liabilities)</b>	<b>2,340.76</b>	<b>(898.66)</b>	<b>2.87</b>	<b>-</b>	<b>-</b>	<b>1,444.97</b>

₹ in million

Particulars	Net balance as at March 31, 2023
Deferred tax assets	1,444.97
Deferred tax liabilities	-
<b>Net deferred tax assets</b>	<b>1,444.97</b>

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Significant management judgement is required in determining provision for income tax, deferred income tax assets and liabilities and recoverability of deferred income tax assets. The recoverability of deferred income tax assets is based on





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

### As at March 31, 2024

#### NOTE 36. TAX EXPENSE (CONTD.)

estimates of taxable income and the year over which deferred income tax assets will be recovered. Any changes in future taxable income would impact the recoverability of deferred tax assets.

Deferred tax assets for the carry forward of unused tax losses on business and house property are recognized to the extent that it is probable that future taxable profits will be available against which the unused tax losses can be utilized. The Company recognizes a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realized. Deferred tax assets - unrecognized or recognized, are reviewed at each reporting date and are recognized/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realized.

The Company has recognized deferred tax asset to the extent that the same will be recoverable using the estimated future taxable income based on the approved business plans and budgets of the Company. The business losses can be carried forward for a year of 8 years as per the tax regulations and the Company expects to recover the losses.

Accordingly, the Company, has recognized deferred tax asset on the carried forward business losses after considering the relevant facts and circumstances during each financial year to the extent that the Company had convincing evidence based on its business plans and budgets to the extent that the deferred tax asset will be realized. Consequently, the Company has not recognized deferred tax asset of ₹ 1066.88 million as at March 31, 2024 (March 31, 2023 : ₹ 1,078.40 million) on the carried forward lossess of the Company.

#### NOTE 37. EARNINGS PER SHARE (EPS)

₹ in million

Particulars	March 31, 2024	March 31, 2023
Profit attributable to equity shareholders	2,781.65	1,833.32
Profit attributable to equity holders of the Company	2,781.65	1,833.32
<b>Calculation of weighted average number of equity shares</b>		
Number of shares at the beginning of the year	20,50,24,864.00	20,50,23,864.00
Add: Shares issued during the year	4,49,144.00	1,000.00
Number of equity shares outstanding at the end of the year	20,54,74,008.00	20,50,24,864.00
<b>Weighted average number of equity shares outstanding during the year</b>	<b>20,52,52,002.00</b>	20,50,24,433.86
<b>Total Number of potential Equity Shares</b>	<b>2,90,995.31</b>	94,600.67
<b>Weighted average number of equity shares outstanding during the year(Diluted)</b>	<b>20,55,42,997.31</b>	20,51,19,034.53
Earnings per equity share (Face value of ₹ 10 each)		
Basic	13.54	8.94
Diluted	13.53	8.94

#### Note:

Weighted average number of shares is the number of equity shares outstanding at the beginning of the year/ year adjusted by the number of equity shares issued during year/ year, multiplied by the time weighting factor. The time weighting factor is the number of days for which the specific shares are outstanding as a proportion of total number of days during the year. The impact of dilution on account of ESOP will not be considered if they are anti-dilutive.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 38. GOVERNMENT GRANT**

**Export Promotion Capital Goods (EPCG) scheme**

The group under the EPCG scheme receives a grant from the Government towards import of capital goods without any levy of import duty. The group has an obligation towards future exports of the group.

The group has recognized a deferred grant at the point of waiver of import duty in relation to import of capital goods. Given that the grant is conditional on fulfillment of future export obligation, the same is treated as a revenue grant and is accordingly recognized in the Statement of Profit and Loss on fulfilment of such obligation.

₹ in million

Particulars	March 31, 2024	March 31, 2023
Opening balance	-	23.98
Grants received during the year	10.64	12.93
Less: Released to Statement of Profit and Loss	(10.64)	(36.91)
Closing balance	-	-

**Served from India scheme (SFIS)/Service exports from India scheme (SEIS)**

The group under SFIS / SEIS receives an entitlement / credit to be sold separately (only in case of SEIS) or utilized against future imports.

The group recognizes income in respect of duty credit entitlement arising from export sales under the SFIS/SEIS of the Government of India in the year of exports, provided there is no significant uncertainty regarding the entitlement and availment of the credit and the amount thereof. Export credit entitlement can be utilized within specified benefit year, by way of adjustment against duties payable on purchase of capital equipments, spare parts and consumables or sale of such licenses.

₹ in million

Particulars	March 31, 2024	March 31, 2023
Opening balance	-	49.92
Grants received during the year	-	-
Less: Utilization	-	(49.92)
Less: Written off	-	-
Closing balance	-	-
Income recognized in Statement of Profit and Loss on account of EPCG (A)	10.64	36.91
Income recognized in Statement of Profit and Loss on account of SFIS/SEIS (B)	-	-
<b>Total income recognized in the Statement of Profit and Loss (A+B)</b>	<b>10.64</b>	<b>36.91</b>

**NOTE 39. EMPLOYEE BENEFITS**

**a) Defined contribution plan**

The contributions paid/payable to Provident Fund, Employees State Insurance Scheme, Employees Pension Schemes, 1995 and other funds are determined under the relevant approved schemes and/or statutes and are recognized as expense in the Revised Standalone Statement of Profit and Loss during the year in which the employee renders the related service. There are no further obligations other than the contributions payable to the approved trusts/appropriate authorities.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 39. EMPLOYEE BENEFITS (CONTD.)**

The group has recognized the following amounts in the Standalone Statement of Profit and Loss for the year.

₹ in million

Particulars	March 31, 2024	March 31, 2023
Employer's contribution to Provident Fund and ESIC	86.40	68.36
	<b>86.40</b>	<b>68.36</b>

**b) Defined benefit plan**

**Gratuity**

The group provides for gratuity for employees as per the Payment of Gratuity Act, 1972.

The group follows unfunded gratuity except for:

- (i) Hotel division of holding group (Westin, Hyderabad) where fund is maintained with Life Insurance Corporation of India.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity was carried out as at March 31, 2023. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the details of the employee benefit obligation and the plan assets as at balance sheet date:

₹ in million

Particulars	March 31, 2024	March 31, 2023
Defined benefit obligation	143.82	126.21
Less: Fair value of plan assets	(0.93)	(0.93)
<b>Net defined benefit obligation</b>	<b>142.89</b>	<b>125.28</b>

**Fair value of the plan assets and present value of the defined benefit obligation**

The amount included in the Balance sheet arising from the Group's obligation and plan assets in respect of its defined benefit schemes is as follows:

₹ in million

Particulars	March 31, 2024	March 31, 2023
<b>1 Movement in defined benefit obligation:</b>		
At the beginning of the year	126.21	114.11
Current service cost	8.97	9.13
Interest cost	8.92	5.87
Liability Transferred In/ Acquisitions	2.35	-
(Gains)/ Losses on Curtailment	(7.89)	(0.93)
Due to change in demographic assumptions	0.27	(8.99)
Due to change in financial assumptions	(0.42)	3.76
Due to experience	13.00	14.60
Benefit paid	(7.59)	(11.34)
<b>At the end of the year</b>	<b>143.82</b>	<b>126.21</b>
<b>2 Movement in fair value of plan assets:</b>		
At the beginning of the year	0.93	0.93
Interest income	0.07	0.05
Expected return on plan assets	(0.07)	(0.05)
<b>At the end of the year</b>	<b>0.93</b>	<b>0.93</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 39. EMPLOYEE BENEFITS (CONTD.)**

₹ in million

Particulars	March 31, 2024	March 31, 2023
<b>3 Recognised in profit or loss</b>		
Current service cost	8.97	9.09
Interest expense	8.85	5.87
Interest income	7.89	0.05
<b>For the year</b>	<b>9.93</b>	<b>14.91</b>
<b>4 Recognised in other comprehensive income</b>		
Actuarial (gains)/losses on obligations	12.70	7.51
<b>For the year</b>	<b>12.70</b>	<b>7.51</b>
<b>5 Plan assets for this Fund are insurance funds. (100%)</b>		
<b>6</b> The principal actuarial assumptions used for estimating The group's benefit obligations are set out below (on a weighted average basis):		
<b>Employees of Chalet Hotels Limited</b>		
Rate of increase in salaries (%)	8 - 9%	8 - 9%
Discount rate (%)	7.20%	7.2 - 7.29%
Employee turnover rate	24-60%	24-60%
Mortality rate during employment	<b>Indian Assured Lives Mortality 2012-14 (Urban)</b>	Indian Assured Lives Mortality 2012-14 (Urban)

**7 Sensitivity of the defined benefit obligation**

₹ in million

Particulars	March 31, 2024		March 31, 2023	
	Increase	Decrease	Increase	Decrease
Discount rate (1% movement)	(3.31)	3.54	(2.88)	3.08
Rate of increase in salaries (1% movement)	3.29	(3.16)	3.00	(2.86)
Rate of employee turnover (1% movement)	(0.46)	0.48	(0.40)	0.41

The above sensitivity analysis have been calculated to show the movement in defined benefit obligation in isolation and assuming there are no other changes in market conditions at the reporting date. In practice, generally it does not occur. When we change one variable, it affects to others. In calculating the sensitivity, project unit credit method at the end of the reporting year has been applied.

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

**8** Expected contributions to gratuity fund for the year ended March 31, 2024 is ₹ Nil (March 31, 2023): ₹ Nil.

**9 The expected future cash flows as at March 31, 2024 were as follows**

₹ in million

Particulars	Up to 1 year	Between 1-2 years	Between 2-5 years	More than 5 years	Total
<b>March 31, 2024</b>	43.85	28.88	56.08	36.33	165.14
Defined benefit obligation (gratuity - non funded)	41.40	27.77	55.21	35.99	160.38
Defined benefit obligation (gratuity)	2.45	1.11	0.87	0.34	4.77





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 39. EMPLOYEE BENEFITS (CONTD.)**

₹ in million

Particulars	Up to 1 year	Between 1-2 years	Between 2-5 years	More than 5 years	Total
<b>March 31, 2023</b>	39.80	24.00	48.18	30.55	142.53
Defined benefit obligation (gratuity - non funded)	37.52	22.85	47.14	30.37	137.87
Defined benefit obligation (gratuity)	2.28	1.15	1.04	0.18	4.65

**(c) Short-term compensated absences:**

Compensated absences, classified as long term benefits is recognized as an expense and included in "Employee benefits expense" in the Revised Standalone Statement of Profit and Loss during the year. The following table provides details in relation to compensated absences.

₹ in million

Particulars	March 31, 2024	March 31, 2023
Expenses for the year	0.21	14.94
Closing balance	54.13	52.75

**NOTE 40. LEASES**

**A. Leases as lessor (Operating lease)**

The Company leases out its investment property on operating lease basis (Refer note 4 ). Also, the Company leases office premises and shops in hotel premises.

i) Amount recognized in the Standalone Statement of Profit and Loss :

₹ in million

Description	For the year ended March 31, 2024	For the year ended March 31, 2023
Income from lease of shops in hotels included in revenue from operations	0.29	0.18
Income from lease of office premises included in revenue from operations	1,089.67	886.78
<b>Total</b>	<b>1,089.96</b>	<b>886.96</b>

ii) Future minimum lease receivables under non cancellable operating lease of shops in hotels and office premises:

₹ in million

Future minimum lease receivables	For the year ended March 31, 2024	For the year ended March 31, 2023
Less than one year	1.69	2.81
Between one and five years	3.60	13.51
More than five years	5.70	284.31
	<b>10.99</b>	<b>300.63</b>





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) For the year ended March 31, 2024

### NOTE 40. LEASES (CONTD.)

iii) Future minimum lease receivables under non cancellable operating lease of investment properties :

₹ in million

Future minimum lease receivables	For the year ended March 31, 2024	For the year ended March 31, 2023
Less than one year	1,155.82	862.79
Between one and five years	4,742.85	3,682.69
More than five years	414.29	1,300.86
<b>Total</b>	<b>6,312.96</b>	<b>5,846.34</b>

### B. Right-of-use assets

₹ in million

Particulars	March 31, 2024	March 31, 2023
<b>Cost</b>		
Opening Balance	649.09	649.09
Additions	-	-
Disposals	-	-
<b>Closing Balance</b>	<b>649.09</b>	<b>649.09</b>
<b>Accumulated depreciation and impairment</b>		
Opening Balance	124.42	59.54
Additions*	65.04	64.88
Disposals	-	-
<b>Closing Balance</b>	<b>189.46</b>	<b>124.42</b>

\*During the year depreciation of ₹ 10.84 million (March 31, 2023 - ₹ 37.68 million) has been capitalized on account of new property launch (refer note 3(2)).

### Carrying amounts

₹ in million

Particulars	March 31, 2024	March 31, 2023
<b>Balance at March 31, 2023</b>	<b>459.63</b>	<b>524.67</b>
<b>Lease Liabilities</b>		
Opening Balance	591.47	631.17
Additions	-	-
Less: Disposals	-	-
Add: Interest Expense on lease Liabilities	45.76	48.97
Less: Total cash outflow for leases	88.67	88.67
<b>Closing Balance</b>	<b>548.56</b>	<b>591.47</b>
Long term lease liabilities	498.16	548.56
<b>Short term lease liabilities</b>	<b>50.40</b>	<b>42.91</b>
	<b>548.56</b>	<b>591.47</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 40. LEASES (CONTD.)**

**Breakdown of lease expenses**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Short-term lease expense	72.89	67.25
Low value lease expense	41.23	7.31
<b>Total lease expense</b>	<b>114.12</b>	<b>74.55</b>

**Maturity analysis - Undiscounted**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Lease liabilities</b>		
Less than 1 year	55.26	88.67
Between 1 and 2 years	39.99	92.36
2 and 5 years	93.12	296.67
Over 5 years	228.62	336.17
<b>Total</b>	<b>415.99</b>	<b>812.87</b>

**NOTE 41. CONTINGENT LIABILITIES AND COMMITMENTS (to the extent not provided for)**

**(A) Contingent Liabilities**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Contingent liabilities</b>		
<b><i>Claims against the Company not acknowledged as debts</i></b>		
Disputed service tax demands	98.55	69.74
Disputed income tax demands	181.53	401.54
Disputed VAT demands	13.08	13.08
Disputed provident funds demands	-	5.80
Labour Dispute	1.00	12.21
Transportation Charges	-	0.08
Power Facilitation Agreement	-	36.17
Contractors Claim	-	184.87
Performance Guarantees given to Department of Tourism of Kerala	50.00	50.00
EPCG obligation	-	4.78
SFIS/SEIS Scheme	5.74	17.27

- The Group is a party to various other proceedings in the normal course of business and does not expect the outcome of these proceedings to have an adverse effect on its financial conditions, results of operations or cash flows.
- Further, claims by parties in respect of which the Management has been legally advised that the same are frivolous and not tenable, have not been considered as contingent liabilities as the possibility of an outflow of resources embodying economic benefits is highly remote.
- In December 2005, the Holding Company had purchased the entire building comprising of the hotel and apartments therein, together with a demarcated portion of the leasehold rights to land at Vashi (Navi Mumbai). The Holding




**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**  
**As at March 31, 2024**
**NOTE 41. CONTINGENT LIABILITIES AND COMMITMENTS (to the extent not provided for) (CONTD.)**

Company has been operating Four Points By Sheraton, Navi Mumbai, Vashi at the said premises. Two Public Interest Litigations challenging the allotment of land by CIDCO to K. Raheja Corp Private Limited had been filed in 2003-04. During the financial year 2014-15, the Honourable High Court at Bombay ordered K. Raheja Corp Private Limited to demolish the structure and hand back the land to CIDCO. K Raheja Corp Private Limited has filed a special leave petition against the order in the Supreme Court. The Supreme Court on January 22, 2015 directed the maintenance of a status quo. Pending the outcome of proceedings and a final closure of the matter no adjustments have been made in the above standalone financial results. The balance of prepaid lease rental in relation to such leasehold land as of March 31, 2024 is ₹ 48.54 million (March 31, 2022: ₹ 49.74 million) and carrying value of property, plant and equipment as at March 31, 2024 is ₹ 348.46 million (March 31, 2023: ₹ 348.46 million).

- d. The group has considered as at March 31, 2022 ₹ 31.41 million towards service tax refund receivable against cancellations of flats. One of the Company's claim was rejected by the Customs, Excise & Service Tax Appellate Tribunal, Regional Bench, Bangalore on grounds of time limitations. The Company had filed appeal with Honourable High Court of Karnataka in this regard and has received favorable order for same. Based on the High Court order the Company has filed application for refund of the said amount with GST authorities.

**B) Commitment**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	972.71	1,930.07

**NOTE 42. TOTAL OUTSTANDING DUES OF MICRO ENTERPRISES AND SMALL ENTERPRISES**

During the year, Micro small and medium enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Company on the basis of the information available with the Company and the auditors have relied on the same.

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
The amounts remaining unpaid to micro and small enterprises as at the end of the year.		
Principal	676.93	520.95
Interest	1.04	0.05
The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006)	1.27	-
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting year.	64.35	-
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year	1.04	0.05
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under the MSMED Act, 2006	-	-





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 43. PAYMENT TO AUDITORS**

₹ in million

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Audit fees	17.79	13.42
Tax audit fees	2.10	0.68
Other services	4.88	1.74
Out of pocket expenses	1.20	1.35
<b>Amount debited to Consolidated Statement of Profit and Loss (excluding taxes)</b>	<b>25.97</b>	<b>17.18</b>

**NOTE 44. CORPORATE SOCIAL RESPONSIBILITY**

**Details of CSR expenditure:**

₹ in million

	March 31, 2024	March 31, 2023
a) Gross amount required to be spent by the Company during the year	1.00	-
b) Amount approved by the Board to be spent during the year	6.00	2.50
c) Amount spent during the year:		
i) Construction/acquisition of any asset	-	-
ii) On purposes other than (i) above	4.34	0.81
d) Details related to spent / unspent obligations:	March 31, 2024	March 31, 2023
i) Contribution to Public Trust	-	-
ii) Contribution to Charitable Trust	-	-
iii) Unspent amount in relation to:		
- Ongoing project	-	-
- Other than ongoing project	-	-
	-	-

**Details of ongoing project and other than ongoing project**

**March 31, 2024**

**In case of S. 135(6) (Ongoing Project)**

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company			From Company's bank A/c	From Separate CSR Unspent A/c	From Company's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

**In case of S. 135(5) (Other than ongoing Project)**

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	1.00	4.34	(5.34)





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) For the year ended March 31, 2023

### NOTE 44. CORPORATE SOCIAL RESPONSIBILITY (CONTD.)

March 31, 2023

In case of S. 135(6) (Ongoing Project)

₹ in million

Opening Balance	In Separate CSR Unspent A/c	Amount required to be spent during the year	Amount spent during the year		Closing Balance	
With Company			From Company's bank A/c	From Separate CSR Unspent A/c	From Company's bank A/c	From Separate CSR Unspent A/c
-	-	-	-	-	-	-

In case of S. 135(5) (Other than ongoing Project)

₹ in million

Opening Balance	Amount deposited in Specified Fund of Sch. VII within 6 months	Amount required to be spent during the year	Amount spent during the year	Closing Balance
-	-	-	0.81	(0.81)

### NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT

#### (A) Accounting classification and fair values

Carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy, are presented below. It does not include the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

₹ in million

March 31, 2024	Carrying amount			Fair value			
	FVTPL	Amortized Cost	Total	Level 1	Level 2	Level 3	Total
<b>Non-current financial assets</b>							
Investment in equity shares	94.05		94.05	-	-	94.05	94.05
Other investments	-	0.13	0.13	-	-	-	-
Other non-current financial assets	-	886.38	886.38	-	-	-	-
<b>Current financial assets</b>			-				
Trade receivables	-	551.58	551.58	-	-	-	-
Cash and cash equivalents	-	823.34	823.34	-	-	-	-
Other bank balances	-	499.39	499.39	-	-	-	-
Other current financial assets	-	161.91	161.91	-	-	-	-
	<b>94.05</b>	<b>2,922.73</b>	<b>3,016.78</b>	<b>-</b>	<b>-</b>	<b>94.05</b>	<b>94.05</b>
<b>Non-current financial liabilities</b>							
<b>Borrowings</b>	-	18,546.08	18,546.08	-	-	-	-
Other non-current financial liabilities	-	462.06	462.06	-	-	-	-
<b>Current financial liabilities</b>			-				
Borrowings	-	10,957.21	10,957.21	-	-	-	-
Trade payables	-	2,071.13	2,071.13	-	-	-	-
<b>Other financial liabilities</b>		1,117.05	1,117.05				
	<b>-</b>	<b>14,145.39</b>	<b>14,145.39</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

March 31, 2023	Carrying amount			Fair value			
	FVTPL	Amortized Cost	Total	Level 1	Level 2	Level 3	Total
<b>Non-current financial assets</b>							
Investment in equity shares	68.34	-	68.34	-	-	68.34	68.34
Other investments	-	0.13	0.13	-	-	-	-
Others	-	587.83	587.83	-	-	-	-
<b>Current financial assets</b>			-				
Trade receivables	-	589.51	589.51	-	-	-	-
Cash and cash equivalents	-	444.54	444.54	-	-	-	-
Other bank balances	-	775.26	775.26	-	-	-	-
Other current financial assets	-	129.23	129.23	-	-	-	-
Derivative asset	0.75	-	0.75				
	<b>69.09</b>	<b>2,526.50</b>	<b>2,595.59</b>	<b>-</b>	<b>-</b>	<b>68.34</b>	<b>68.34</b>
<b>Non-current financial liabilities</b>							
Borrowings	-	22,077.12	22,077.12	-	-	-	-
Other non-current financial liabilities	-	252.74	252.74	-	-	-	-
Lease liabilities		548.56	548.56				
<b>Current financial liabilities</b>							
Borrowings	-	5,861.59	5,861.59	-	-	-	-
Trade payables	-	1,501.85	1,501.85	-	-	-	-
Other financial liabilities		1,047.01	1,047.01				
Lease liabilities	-	42.91	42.91	-	-	-	-
	<b>-</b>	<b>31,331.78</b>	<b>31,331.78</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**(i) Valuation techniques used to determine fair value**

Specific valuation techniques used to value financial instruments include :

- the fair value of certain unlisted equity shares are determined based on the income approach or the comparable market approach, and for certain equity shares equals to the cost.
- the fair value for the currency swap is determined using forward exchange rate for balance maturity.
- the fair value of interest rate swaps is calculated as the present value of the estimated future cash flows based on observable yield curves
- the fair value of the forward foreign exchange contracts is determined using forward exchange rates at the balance sheet date.
- the fair value preference shares and the remaining financial instruments is determined using discounted cash flow analysis. 'The valuation model considers the present value of expected receipt/payment discounted using appropriate discounting rates.

The investments included in level 3 of the fair value hierarchy have been valued using the discounted cash flow technique to arrive at the fair value.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

**ii) Fair value measurements using significant unobservable inputs (level 3)**

Reconciliation of level 3 fair values

Particulars	FVTPL Equity shares
Balance at March 31, 2023	68.34
Additions / Deletions during the year	25.71
<b>Balance at March 31, 2024</b>	<b>94.05</b>

**(iii) Sensitivity analysis**

The Group has invested in equity shares of entities engaged in generation of hydro power for securing the supply of renewable energy. The Group does not have any exposure or rights to variable returns. Hence no sensitivity is required for such equity shares.

**Financial risk management**

The Group has exposure to the following risks arising from financial instruments:

- Credit risk;
- Liquidity risk;
- Market risk;

**Risk management framework**

The Group's Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The board of directors is responsible for developing and monitoring the Group's risk management policies.

The Group's risk management policies are established to identify and analyze the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

**(B) Credit risk**

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers, cash and cash equivalents and other bank balances, derivatives and investment securities. The carrying amounts of financial assets represent the maximum credit exposure.

**(a) Trade receivables from customers**

The Group does not have any significant credit exposure in relation to revenue generated from hospitality business. For other segments the Company has established a credit policy under which each new customer is analyzed individually for creditworthiness before entering into contract. Sale limits are established for each customer, reviewed regularly and any sales exceeding those limits require approval from the appropriate authority. There are no significant concentrations of credit risk within the Group.



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

**Impairment**

The ageing of trade and other receivables that were not impaired was as follows.

₹ in million		
Particulars	March 31, 2024	March 31, 2023
<b>(a) Trade Receivables considered good - Secured;</b>		
<b>(b) Trade Receivables considered good - Unsecured;</b>		
Neither past due not impaired		
Past due not impaired		
Less than 6 months	521.80	571.84
More than 6 months	50.78	31.02
<b>Total</b>	<b>572.58</b>	<b>602.86</b>
(c) Trade Receivables which have significant increase in Credit Risk; and	1.65	2.25
(d) Trade Receivables - credit impaired	12.58	13.67

**The movement in the allowance for impairment in respect of other receivables during the year was as follows:**

₹ in million		
Particulars	March 31, 2024	March 31, 2023
Opening Balance	(29.27)	47.75
Impairment loss recognized / (reversed)	(4.31)	(77.02)
Closing Balance	(33.58)	(29.27)

**(b) Cash and cash equivalents and other bank balances**

The cash and cash equivalents and other bank balances are held with bank and financial institution counterparties with good credit rating.

**(c) Derivatives**

The derivatives are entered into with banks, financial institutions and other counterparties with good credit ratings. Further exposures to counter-parties are closely monitored and kept within the approved limits.

**(d) Other financial assets**

Other financial assets are neither past due nor impaired.

**(C) Liquidity risk**

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

**Exposure to liquidity risk**

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

₹ in million

March 31, 2024	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
<b>Non-derivative financial liabilities</b>						
<b>Non current, non derivative financial liabilities</b>						
Borrowings (including current maturity of long term debt)	28,610.55	37,341.27	14,722.03	7,160.80	15,298.44	160.00
Security deposits	412.85	412.85	-	2.37	201.91	208.57
<b>Current, non derivative financial liabilities</b>						
Borrowings	892.74	892.74	892.74	-	-	-
Trade payables	2,071.13	2,071.13	2,071.13	-	-	-
Other current financial liabilities	1,117.05	1,117.05	1,117.05	-	-	-
<b>Derivative financial liabilities</b>						
Forward exchange contract (gross settled)						
- Outflow	-	-	-	-	-	-
- Inflow	-	-	-	-	-	-
<b>Total</b>	<b>33,104</b>	<b>41,835</b>	<b>18,803</b>	<b>7,163</b>	<b>15,500</b>	<b>369</b>

₹ in million

March 31, 2023	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
<b>Non-derivative financial liabilities</b>						
<b>Non current, non derivative financial liabilities</b>						
Borrowings (including current maturity of long term debt)	27,810.51	36,033.69	5,661.79	5,608.49	18,971.37	5,792.04
Security deposits	252.74	252.74	-	1.51	70.54	180.68
<b>Current, non derivative financial liabilities</b>						
Borrowings	128.20	1.00	1.00			
Trade payables	1,501.85	0.64	0.64	-	-	-
Other current financial liabilities	1,047.01	1,047.01	1,047.01	-	-	-
<b>Derivative financial liabilities</b>						
Forward exchange contract (gross settled)						
- Outflow	373.05	373.05	373.05			
- Inflow	(369.45)	(369.45)	(369.45)			
<b>Total</b>	<b>30,670.39</b>	<b>38,809.78</b>	<b>8,268.92</b>	<b>5,610.00</b>	<b>18,958.14</b>	<b>5,972.72</b>

The Group has sufficient current assets comprising of Trade Receivables, Cash & Cash Equivalents, Other Bank Balances (other than restricted balances), Loans and Other Current Financial Assets to manage the liquidity risk, if any in relation to current financial liabilities. The Group has overdraft facilities, general corporate borrowings, which are used to ensure that the financial obligations are met as they fall due in case of any deficit.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

**(D) Market risk**

Market risk is the risk that the changes in market prices such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. The Group uses derivative to manage market risk.

**(E) Currency risk**

The Group is exposed to currency risk on account of its operating and financing activities. The functional currency of the Group is Indian Rupee. The exchange rate between the Indian rupee and foreign currencies has changed substantially in recent years and may continue to fluctuate substantially in the future. Consequently, the Group uses derivative instruments, i.e., foreign exchange forward contracts to mitigate the risk of changes in foreign currency exchange rates in respect of recognized liabilities. The Group enters into foreign currency forward contracts which are not intended for trading or speculative purposes but for hedge purposes to establish the amount of reporting currency required or available at the settlement date of certain payables.

Particulars	Buy / Sell	Currency	Cross Currency	March 31, 2024		March 31, 2023	
Forward contract	Buy	USD	₹	USD	Nil	USD	4.5 million

**Exposure to currency risk**

The summary quantitative data about the Group's exposure to currency risk as reported to the management of the Group is as follows. The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

The amounts reflected in the table below represent the exposure to respective currency in Indian Rupees :

₹ in million

Particulars	March 31, 2024			March 31, 2023		
	USD	EUR	GBP	USD	EUR	GBP
<b>Financial liabilities</b>						
Trade payables	410.08	0.11	0.41	637.37	-	0.10
	410.08	0.11	0.41	637.37	-	0.10
<b>Derivatives</b>						
Foreign currency forward exchange contract	-	-	-	(369.45)	-	-
	-	-	-	(369.45)	-	-
<b>Net exposure</b>	<b>410.08</b>	<b>0.11</b>	<b>0.41</b>	<b>267.92</b>	<b>-</b>	<b>0.10</b>

**Sensitivity analysis**

A reasonably possible strengthening (weakening) of the Indian Rupee against all other foreign currencies at March 31, would have affected the measurement of financial instruments denominated in a foreign currency and affected profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

₹ in million

Particulars	Profit or loss before tax			
	March 31, 2024		March 31, 2023	
	Strengthening	Weakening	Strengthening	Weakening
<b>Effect in ₹ (before tax)</b>				
USD (1% movement)	<b>4.10</b>	<b>(4.10)</b>	2.68	(2.68)





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

**(F) Interest rate risk**

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing financial assets or borrowings because of fluctuations in the interest rates, if such assets/borrowings are measured at fair value through profit or loss. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing borrowings will fluctuate because of fluctuations in the interest rates.

The Group adopts a policy to hedge the interest rate movement in order to mitigate the risk with regards to floating rate linked loans based on the market outlook on interest rates. This is achieved partly by entering into fixed rate instruments and partly by borrowing at a floating rate and using interest rate swaps as hedges of the variability in cash flows attributable to interest rate risk.

**Particulars of outstanding interest rate swaps as at**

March 31, 2024	NIL
March 31, 2023	NIL

**Exposure to interest rate risk**

The interest rate profile of the Company's interest-bearing financial instruments is as follows.

Particulars	₹ in million	
	March 31, 2024	March 31, 2023
<b>Fixed-rate instruments</b>		
<b>Non current borrowings</b>		
Non-cumulative redeemable preference shares	2,003.49	1,858.93
From related parties	644.93	383.37
<b>Current borrowings</b>		
Loan from related parties other than directors	40.10	37.96
<b>Total</b>	<b>2,688.52</b>	<b>2,280.26</b>
<b>Variable-rate instruments</b>		
<b>Non current borrowings</b>		
Rupee term loans from banks	13,800.51	10,811.11
Rupee term loans from financial institutions	2,097.15	9,023.71
<b>Current borrowings</b>		
Cash credit/overdraft accounts from banks	852.64	90.24
Current maturity of long term debt	10,064.47	5,733.39
Total	26,814.77	25,658.45
<b>TOTAL</b>	<b>29,503.29</b>	<b>27,938.71</b>

**Fair value sensitivity analysis for fixed-rate instruments**

The Group's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107 Financial Instruments: Disclosures, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

**Cash flow sensitivity analysis for variable-rate instruments**

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased/





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 45. FINANCIAL INSTRUMENTS - FAIR VALUES AND RISK MANAGEMENT (CONTD.)**

(decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant. In cases where the related interest rate risk is capitalized to fixed assets, the impact indicated below may affect the Group's income statement over the remaining life of the related fixed assets.

Particulars	Profit or loss before tax	
	100 bps increase	100 bps decrease
<b>March 31, 2024</b>	(268.15)	268.15
March 31, 2023	(256.58)	256.58

**NOTE 46. CAPITAL MANAGEMENT**

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Group monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total borrowings, comprising interest-bearing loans and borrowings, less cash and cash equivalents and bank deposits. Adjusted equity comprises all components of equity.

The Group's adjusted net debt to equity ratio at is as follows:

Particulars	₹ in million	
	March 31, 2024	March 31, 2023
Total borrowings	29,503.29	27,938.71
Less: Cash and cash equivalents	823.34	444.54
Less: Bank deposits	499.39	775.26
<b>Adjusted net debt</b>	<b>28,180.56</b>	26,718.91
<b>Total equity</b>	<b>18,508.68</b>	15,415.33
<b>Adjusted net debt to adjusted equity ratio</b>	<b>1.52</b>	1.73

**NOTE 47. SEGMENT REPORTING**

**A. GENERAL INFORMATION**

**(a) Factors used to identify the entity's reportable segments, including the basis for segmentation**

For management purposes, the Company is organised into business units based on its products and services and has three reportable segments, as follows:

- Hospitality (Hotels) comprises of the income earned through Hotel operations
- Real estate comprises of income from sale of residential flats
- Retail comprises of the income earned through leasing of commercial properties

The Chief Operating Decision Maker ("CODM") evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by operating segments. The CODM reviews revenue and gross profit as the performance indicator for all of the operating segments, and does not review the total assets and liabilities of an operating segment.

**(b) Following are reportable segments**

**Reportable segment**

Hospitality (Hotels)

Real Estate

Rental / Annuity Business





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) As at March 31, 2024

### NOTE 47. SEGMENT REPORTING (CONTD.)

#### B. Information about reportable segments

For the year ended March 31, 2024

₹ in million

Particulars	Reportable segments				
	Hospitality (Hotels)	Real Estate	Rental / Annuity Business	Unallocated	Total
<b>Revenue</b>					
External Customers	12,931.76	-	1,240.76	-	14,172.52
Inter-segment					-
<b>Total Revenue</b>	<b>12,931.76</b>	<b>-</b>	<b>1,240.76</b>	<b>-</b>	<b>14,172.52</b>
<b>Segment profit / (loss) before tax</b>	<b>4,593.35</b>	<b>(141.91)</b>	<b>748.95</b>		<b>5,200.39</b>
<b>Unallocated expenses</b>					
Interest Expenses				1,966.55	1,966.55
Depreciation				6.60	6.60
Other Expenses				731.56	731.56
<b>Total Unallocated Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,704.71</b>	<b>2,704.71</b>
<b>Unallocated income</b>					
Interest Income	-	-	-	110.84	110.84
Other Income	-	-	-	87.01	87.01
<b>Total Unallocated Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>197.85</b>	<b>197.85</b>
Profit before Taxation	-	-	-	-	2,693.53
Tax expenses					(88.28)
Profit after taxation					2,781.81
<b>Segment assets</b>	<b>27,920.24</b>	<b>5,966.99</b>	<b>19,456.84</b>	<b>4,151.40</b>	<b>57,495.47</b>
<b>Segment liabilities</b>	<b>2,943.99</b>	<b>4,910.95</b>	<b>1,194.15</b>	<b>29,937.70</b>	<b>38,986.79</b>
<b>Other disclosures</b>					
Capital expenditure	624.95	1,280.71	2,189.53	-	4,095.19
Depreciation and amortization	1,104.21	1.01	271.40	6.60	1,383.22
Non cash expenses other than depreciation and amortization	179.70	22.28	-	2.05	204.03





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 47. SEGMENT REPORTING (CONTD.)**

**For the year ended March 31, 2024**

₹ in million

Particulars	Reportable segments				
	Hospitality (Hotels)	Real Estate	Rental / Annuity Business	Unallocated	Total
<b>Revenue</b>	10,287.51	-	999.99	-	11,287.50
External Customers	-	-	-	-	-
Inter-segment	10,287.51	-	999.99	-	11,287.50
Revenue	3,382.61	273.11	633.96	-	4,289.68
External Customers	-	-	-	-	-
Inter-segment	-	-	-	1,544.74	1,544.74
<b>Total Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23.25</b>	<b>23.25</b>
<b>Segment profit / (loss) before tax</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>492.04</b>	<b>492.04</b>
<b>Unallocated expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,060.03</b>	<b>2,060.03</b>
Interest Expenses	-	-	-	-	-
Depreciation	-	-	-	316.30	316.30
Other Expenses	-	-	-	182.34	182.34
<b>Total Unallocated Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>498.64</b>	<b>498.64</b>
Unallocated income	-	-	-	-	2,728.29
Interest Income	-	-	-	-	895.39
Other Income	-	-	-	-	1,832.90
Total Unallocated Income	-	-	-	-	-
Loss before Taxation	-	-	-	-	-
Tax Credit	-	-	-	-	-
Profit after taxation	-	-	-	-	-
<b>Segment assets</b>	<b>25,018.83</b>	<b>4,179.73</b>	<b>17,471.95</b>	<b>2,637.24</b>	<b>49,307.75</b>
<b>Segment liabilities</b>	<b>2,854.34</b>	<b>1,811.00</b>	<b>1,002.01</b>	<b>28,225.07</b>	<b>33,892.42</b>
<b>Other disclosures</b>					
Capital expenditure	655.47	-	710.41	-	1,365.88
Depreciation and amortization	944.13	0.42	205.69	22.85	1,173.09
Non cash expenses other than depreciation and amortization	92.95	-	-	7.61	100.56





**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**  
As at March 31, 2024

**NOTE 48. DETAILS OF INTERESTS IN SUBSIDIARIES AND ASSOCIATES**

**Subsidiaries**

The details of the Company's subsidiary at March 31, 2024 is set below. The country of incorporation is also the principal place of business.

Name of entity	Country of Incorporation	Shareholding %	Shareholding %
		As on March 31, 2024	As on March 31, 2023
Chalet Hotels & Properties (Kerala) Private Limited	India	90%	90%
Chalet Airport Hotel Private Limited (w.e.f August 18, 2022)	India	100%	100%
The Dukes Retreat Private Limited (w.e.f March 23, 2023)	India	100%	100%
Sonmil Industries Private Limited (w.e.f March 23, 2023)	India	100%	100%
Ayushi and Poonam Estate LLP (w.e.f February 29, 2024)	India	100%	-

The Group has not Consolidated investment in below entities as an "Associate" as Management believes that it does not have control nor have any power to participate in financial and operating policy decision of these companies. The Group neither has exposure or rights to variable returns. These investments are solely in order to obtain captive solar power supply for sum of its hotel units.

- 1) Krishna Valley Power Private Limited
- 2) Sahyadri Renewable Energy Private Limited
- 3) TP Agastya Limited

**Non-controlling interests**

Below is the partly owned subsidiary of the Group and the share of the non-controlling interests.

Name	Country of Incorporation and Principal Place of Business	Non-controlling interest	
		March 31, 2024	March 31, 2023
Chalet Airport Hotel Private Limited	India	10%	10%

The balance attributable towards the non-controlling interest of Chalet Hotels & Properties (Kerala) Private Limited was (₹ 44.30 million) (March 31, 2023 ₹ 40.39 million), Accordingly, disclosures applicable to non-controlling interest have not been provided.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**List of related parties**

Relationship	Name of party	
	March 31, 2024	March 31, 2023
<b>i) Subsidiaries</b>	Chalet Hotels & Properties (Kerala) Private Limited	Chalet Hotels & Properties (Kerala) Private Limited
	Chalet Airport Hotel Private Limited	Chalet Airport Hotel Private Limited (Incorporated on August 18, 2022)
	The Dukes Retreat Private Limited	The Dukes Retreat Private Limited (w.e.f. March 23, 2023)
	Sonmil Insudtries Private Limited	Sonmil Insudtries Private Limited(w.e.f. March 23, 2023)
	Ayushi and Poonam Estate LLP (wef February 29, 2024)	
<b>ii) Key Managerial Personnel / Relative (KMP)</b>	Sanjay Sethi -Managing Director & Chief Executive Officer	Sanjay Sethi -Managing Director & Chief Executive Officer
	Milind Wadekar, Chief Financial Officer	Milind Wadekar, Chief Financial Officer
	Shwetank Singh -Chief Growth and Strategy Officer (w.e.f August 02, 2023)"	
<b>Non- Executive directors/ Relative</b>	Ravi C Raheja	Ravi C Raheja
	Neel C Raheja	Neel C Raheja
<b>Independent directors</b>	Arthur De Haast	Arthur De Haast
	Joseph Conrad D'Souza	Joseph Conrad D'Souza
	Hetal Gandhi	Hetal Gandhi
	Radhika Piramal	Radhika Piramal
<b>Other KMP as per Companies Act, 2013</b>	Rajneesh Malhotra, Chief Operating Officer	Rajneesh Malhotra, Chief Operating Officer
	Christabelle Baptista- Company Secretary	Christabelle Baptista- Company Secretary
<b>Directors and company secretary of subsidiaries</b>	Karuna Nasta, Non-Executive Director	Karuna Nasta, Non-Executive Director (w.e.f. February 03, 2020)
	Anand Chandan, Director	Anand Chandan, Director
	Vishal Masand, Director	Vishal Masand, Director (Appointed w.e.f. May 24, 2019)
	Anshu Shroff, Company Secretary	Anshu Shroff, Company Secretary
	Saurabh Bandekar, (Appointed w.e.f. May 18, 2020)	Nisheth Sheth, Company Secretary (Resigned w.e.f. September 30, 2019)





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) For the year ended March 31, 2024

Relationship	Name of party	
	March 31, 2024	March 31, 2023
<b>(iii) Enterprises Controlled / Jointly controlled by KMPs</b>	Brookfields Agro & Development Private Limited	Brookfields Agro & Development Private Limited
	Cavalcade Properties Private Limited	Cavalcade Properties Private Limited
	Convex Properties Private Limited	Convex Properties Private Limited
	Grange Hotels And Properties Private Limited	Grange Hotels And Properties Private Limited
	Immense Properties Private Limited	Immense Properties Private Limited
	Novel Properties Private Limited	Novel Properties Private Limited
	Pact Real Estate Private Limited	Pact Real Estate Private Limited
	Paradigm Logistics & Distribution Private Limited	Paradigm Logistics & Distribution Private Limited
	Sustain Properties Private Limited	Sustain Properties Private Limited
	Aqualine Real Estate Private Limited	Aqualine Real Estate Private Limited
	Feat Properties Private Limited	Feat Properties Private Limited
	Carin Properties Private Limited	Carin Properties Private Limited
	Asterope Properties Private Limited (erstwhile Flabbergast Properties Private Limited)	"Asterope Properties Private Limited (erstwhile Flabbergast Properties Private Limited)"
	Sundew Real Estate Private Limited	Sundew Real Estate Private Limited
	K Raheja Corp Advisory Services (Cyprus) Private Limited	K Raheja Corp Advisory Services (Cyprus) Private Limited
	Content Properties Private Limited	Content Properties Private Limited
	Grandwell Properties And Leasing Private Limited	Grandwell Properties And Leasing Private Limited
	K Raheja Corp Investment Managers LLP	K Raheja Corp Investment Managers LLP
<b>(iv) Shareholders of the Company</b>	Anbee Constructions LLP	Anbee Constructions LLP
	Cape Trading LLP	Cape Trading LLP
	Capstan Trading LLP	Capstan Trading LLP
	Casa Maria Properties LLP	Casa Maria Properties LLP
	Ivory Properties And Hotels Private Limited	Ivory Properties And Hotels Private Limited
	K. Raheja Corp Private Limited	K. Raheja Corp Private Limited
	K. Raheja Private Limited	K. Raheja Private Limited
	Palm Shelter Estate Development LLP	Palm Shelter Estate Development LLP
	Raghukool Estate Development LLP	Raghukool Estate Development LLP
	Touchstone Properties And Hotels Private Limited	Touchstone Properties And Hotels Private Limited
	Ivory Property Trust	Ivory Property Trust
	Genext Hardware & Parks Private Limited	Genext Hardware & Parks Private Limited





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

Relationship	Name of party	
	March 31, 2024	March 31, 2023
vi) Other Related parties #	Imperial Serviced Offices & Property Management Private Limited	Imperial Serviced Offices & Property Management Private Limited
	Inorbit Malls (India) Private Limited	Inorbit Malls (India) Private Limited
	K Raheja Corporate Services Private Limited	K Raheja Corporate Services Private Limited
	K Raheja IT Park (Hyderabad) Limited	K Raheja IT Park (Hyderabad) Limited
	Intime Properties Private Limited	Intime Properties Private Limited
	Mindspace Business Parks Private Limited	Mindspace Business Parks Private Limited
	Sundew Properties Limited	Sundew Properties Limited
	Trion Properties Private Limited	Trion Properties Private Limited
	Newfound Properties & Leasing Private Limited	Newfound Properties & Leasing Private Limited
	Nakshtra Logistics Private Limited	Nakshtra Logistics Private Limited
	Praman Properties Private Limited	Praman Properties Private Limited
	Nirankar Properties Private Limited	Nirankar Properties Private Limited
vi) Other Related parties #	Genext Hardware And Parks Private Limited	Genext Hardware And Parks Private Limited
	Gigaplex Estate Private Limited	Gigaplex Estate Private Limited
	Horizonview Properties Private Limited	Horizonview Properties Private Limited
	Inorbit Malls (India) Private Limited	Inorbit Malls (India) Private Limited
	K Raheja Corp Investment Managers LLP	K Raheja Corp Investment Managers LLP
	K Raheja Corp Private Limited	K Raheja Corp Private Limited
	K Raheja Corporate IT Park (Hyderabad) Ltd	K Raheja Corporate IT Park (Hyderabad) Ltd
	K Raheja Pvt Ltd	K Raheja Pvt Ltd
	K.Raheja Corporate Services Private Limited	K.Raheja Corporate Services Private Limited
	Mindspace Business Parks Pvt. Limited	Mindspace Business Parks Pvt. Limited
	Pact Real Estate Private Limited	Pact Real Estate Private Limited
	Paradigm Logistics & Distribution Pvt. Limited	Paradigm Logistics & Distribution Pvt. Limited
	Sundew Properties Limited	Sundew Properties Limited
	Sycamore Properties Pvt. Limited	Sycamore Properties Pvt. Limited
	Trion Properties Private Limited	Trion Properties Private Limited
	Shoppers Stop Limited	Shoppers Stop Limited
vii) Member of K. Raheja Corp Group	K Raheja Corporate Services Private Limited	K Raheja Corporate Services Private Limited
	K Raheja Corp Real Estate Private Limited	

# The above mentioned parties are not related to the Company, viz. Chalet Hotels Limited as per the definition under IND AS 24. These parties have been reported on the basis of their classification as Related Party under the Companies Act 2013.

Outstanding balances at the year end are unsecured and settlement occurs in cash.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2024**

(₹ in million )

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Revenue from operations (Rooms income, Food, beverages and smokes)	-	17.72
2	Other income (Management Fee)/ Reimbursement of Expenses	-	19.10
3	Other expenses	0.39	330.80
4	Interest expenses	-	2.38
5	Director sitting fees	6.45	-
6	Salaries, wages and bonus (Including Employee Stock Option)	192.71	-
7	Directors' commission	6.70	-
8	Sale of assets	-	0.26
9	Loan taken	650.00	-
10	Employee Stock Option exercised	130.08	-
11	Deposit refunded	-	50.00
12	Deposit paid	-	48.40
13	Loan repaid	400.00	-
	<b>Balances outstanding as at the year-end</b>		
14	Trade payables	-	85.17
15	Trade receivables	-	6.15
16	Other receivables	-	0.24
17	Deposit receivable	-	86.61
18	Preference shares outstanding	857.22	1,146.27
19	Loan payable	700.00	40.10
20	Key managerial personnel compensation	6.27	-





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2024 (CONTD.)**

**Significant transactions with material related parties for year ended March 31, 2024**

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>1</b>	<b>Revenue from operations - (Rooms income, Food, beverages and smokes)</b>		
	Inorbit Malls (India) Private Limited	-	1.11
	Shoppers Stop Limited	-	0.53
	K Raheja Corp Investment Managers Private Limited	-	0.96
	K Raheja Corp Private Limited	-	3.24
	K Raheja Corp Real Estate Private Limited	-	4.46
	K Raheja Corporate Services Private Limited	-	0.47
	K.Raheja IT Park (Hyderabad) Limited	-	0.30
	Juhu Beach Resorts Limited	-	0.26
	Asterope Properties Private Limited	-	0.05
	Mindspace Business Parks Private Limited	-	1.89
	Mindspace Business Parks Reit	-	1.47
	Cavalcade Properties Private Limited	-	0.27
	Sustain Properties Private Limited	-	0.01
	Trion Properties Private Limited	-	0.68
	Pact Real Estate Private Limited	-	0.01
	Genext Hardware & Parks Private Limited	-	1.29
	Paradigm Logistics & Distribution Private Limited	-	0.64
	Whispering Heights Real Estate Private Limited	-	0.02
	Sundew Properties Limited	-	0.05
		-	<b>17.72</b>
<b>2</b>	<b>Other income (Management Fee)/ Reimbursement of Expenses</b>		
	K Raheja Corp Private Limited	-	7.77
	Juhu Beach Resorts Limited	-	11.33
		-	<b>19.10</b>
<b>3</b>	<b>Other expenses</b>		
	Arthur De Haast	0.39	-
	Inorbit Malls (India) Private Limited	-	2.62
	Juhu Beach Resorts Limited	-	2.09
	K Raheja Corp Investment Managers Private Limited	-	33.62
	K Raheja Corporate Services Private Limited	-	50.39
	Newfound Properties and Leasing Private Limited	-	30.64
	Sundew Properties Limited	-	100.26
	K. Raheja Corp Real Estate Private Limited	-	111.09
	K Raheja Corp Private Limited	-	0.10
		<b>0.39</b>	<b>330.80</b>





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) For the year ended March 31, 2024

### NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:

#### Related party disclosures for year ended March 31, 2024 (CONTD.)

₹ in million			
Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
4	<b>Interest expenses</b>		
	K Raheja Corp Private Limited	-	2.38
		-	<b>2.38</b>
5	<b>Director sitting fees</b>		
	Arthur De Haast	1.18	-
	Hetal Gandhi	1.15	-
	Joseph Conrad D' Souza	1.20	-
	Neel C.Raheja	1.03	-
	Radhika Dilip Piramal	0.93	-
	Ravi C.Raheja	0.98	-
		<b>6.45</b>	-
6	<b>Salaries, wages and bonus (Including Employee Stock Option)</b>		
	Christabelle Baptista	7.23	-
	Milind Wadekar	19.44	-
	Rajneesh Malhotra	24.66	-
	Sanjay Sethi	92.29	-
	Shwetank Singh	49.09	-
		<b>192.71</b>	-
7	<b>Directors' Commission</b>		
	Arthur De Haast	2.20	-
	Hetal Gandhi	1.50	-
	Joseph Conrad D' Souza	1.50	-
	Radhika Dilip Piramal	1.50	-
		<b>6.70</b>	-
8	<b>Sale of Assets</b>		
	K Raheja Corp Private Limited	-	0.02
	Inorbit Malls India Private Limited	-	0.01
	K Raheja Corp Investment Managers Private Limited	-	0.04
	Trion Properties Pvt Ltd	-	0.01
	K. Raheja Corp Real Estate Private Limited	-	0.19
		-	<b>0.26</b>
9	<b>Loan taken</b>		
	Neel C.Raheja	325.00	-
	Ravi C.Raheja	325.00	-
		<b>650.00</b>	-
10	<b>Employee Stock Option exercised</b>		
	Sanjay Sethi	111.60	-





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2024 (CONTD.)**

₹ in million			
Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
	Milind Wadekar	13.72	-
	Christabelle Baptista	2.92	-
	Rajneesh Malhotra	1.85	-
		<b>130.08</b>	<b>-</b>
<b>11</b>	<b>Deposit refunded</b>		
	Mindspace Business Parks Private Limited	-	50.00
		-	<b>50.00</b>
<b>12</b>	<b>Deposit paid</b>		
	Mindspace Business Parks Private Limited	-	48.40
		<b>-</b>	<b>48.40</b>
<b>13</b>	<b>Loan repaid</b>		
	Neel C.Raheja	200.00	-
	Ravi C.Raheja	200.00	-
		<b>400.00</b>	<b>-</b>
<b>14</b>	<b>Trade payables</b>		
	K Raheja Corp Investment Managers Private Limited	-	32.29
	Inorbit Malls India Private Limited	-	2.21
	K. Raheja Corp Real Estate Private Limited	-	39.83
	K Raheja Corporate Services Private Limited	-	0.31
	Newfound Properties and Leasing Private Limited	-	10.53
	K Raheja Corp Private Limited	-	0.01
	Arthur De Haast	1.69	-
	Hetal Gandhi	1.49	-
	Joseph Conrad D' Souza	1.44	-
	Radhika Dilip Piramal	1.42	-
	Neel C.Raheja	0.14	-
	Ravi C.Raheja	0.09	-
		<b>6.25</b>	<b>85.17</b>
<b>15</b>	<b>Trade receivables</b>		
	K Raheja Corp Private Limited	-	0.39
	Trion Properties Pvt Ltd	-	0.04
	K Raheja Corp Real Estate Private Limited	-	0.01
	Cavalcade Properties Private Limited	-	0.10
	K Raheja Corp Investment Managers Private Limited	-	0.27
	K. Raheja Corporate Services Private Limited	-	0.21
	Asterope Properties Private Limited	-	0.04
	Mindspace Business Parks Private Limited	-	1.73





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2024 (CONTD.)**

₹ in million			
Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
	K.Raheja IT Park (Hyderabad) Limited	-	0.23
	Juhu Beach Resorts Limited	-	1.83
	Inorbit Malls India Private Limited	-	0.01
	K. Raheja Corp Real Estate Private Limited	-	0.81
	Paradigm Logistics & Distribution Private Limited	-	0.47
	Whispering Heights Real Estate Pvt Ltd	-	0.02
		-	<b>6.15</b>
<b>16</b>	<b>Other Receivables</b>		
	Trion Properties Private Limited	-	0.01
	K. Raheja Corp Real Estate Private Limited	-	0.22
		-	<b>0.24</b>
<b>17</b>	<b>Deposit receivable</b>		
	K.Raheja Corporate Services Private Limited	-	14.25
	Sundew Properties Limited	-	23.95
	Mindspace Business Parks Private Limited	-	48.40
		-	<b>86.61</b>
<b>18</b>	<b>Preference shares outstanding</b>		
	Ivory Properties and Hotels Private Limited	-	156.70
	Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	-	160.00
	K Raheja Corp Private Limited	-	829.57
	Neel C.Raheja	428.61	-
	Ravi C.Raheja	428.61	-
		<b>857.22</b>	<b>1,146.27</b>
	*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.		
<b>19</b>	<b>Loan payable</b>		
	Neel C.Raheja	350.00	-
	Ravi C.Raheja	350.00	-
	K Raheja Corp Private Limited	-	40.10
		<b>700.00</b>	<b>40.10</b>
<b>20</b>	<b>Key Managerial Personnel Compensation</b>		
	<b>Post employment benefits</b>	-	0.22
	Sanjay Sethi	2.00	-
	Shwetank Singh	0.30	-
	Rajneesh Malhotra	1.35	-
	Milind Wadekar	1.74	-
	Christabelle Baptista	0.87	-
		<b>6.27</b>	<b>-</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related Party Disclosures For Year Ended March 31, 2023**

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
1	Sale of property, plant & equipment	-	0.13
2	Revenue from operations (Rooms income, Food, beverages and smokes)	-	22.93
3	Other income	-	9.58
4	Interest expenses	-	2.18
5	Other expenses	2.21	213.82
6	Purchase of material	-	1.18
7	Director sitting fees	4.13	-
8	Salaries, wages and bonus (Including Employee Stock Option)	145.44	-
9	Advance given	-	0.13
10	Loan given	5.00	-
11	Loan refund	5.00	-
12	Loan taken	450.00	-
13	Employee Stock Option exercised	0.32	-
14	Preference shares issued	116.25	133.75
15	Deposit Given	-	0.65
	<b>Balances outstanding as at the year-end</b>		
16	Trade payables	0.05	0.32
17	Trade receivables	-	4.78
18	Deposit receivable	-	86.16
19	Preference shares outstanding	790.00	1,068.93
20	Loan payable	450.00	37.96
21	Key managerial personnel compensation	8.57	-
	The Company has issued a letter of undertaking to provide need based financial support to		
	1 Chalet Hotels & Properties (Kerala) Private Limited,		
	2. Chalet Airport & Hotels Private Limited,		





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2023 (Contd.)**

**Significant transactions with material related parties for year ended March 31, 2023**

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>1</b>	<b>Sale of Property, Plant &amp; Equipment</b>		
	Trion Properties Private Limited	-	0.13
		-	<b>0.13</b>
<b>2</b>	<b>Sales of services - Rooms income, Food, beverages and smokes</b>		
	Asterope Properties Private Limited	-	0.04
	Genext Hardware & Parks Private Limited	-	0.06
	Horizon View Properties Limited	-	0.02
	Inorbit Malls (India) Private Limited	-	0.61
	Juhu Beach Resorts Limited	-	14.25
	K Raheja Corp Investment Managers LLP	-	0.76
	K Raheja Corp Private Limited	-	0.15
	K Raheja Corp Real Estate Private Limited	-	0.04
	K Raheja Corporate Services Private Limited	-	4.22
	K Raheja IT Park Hyderabad Limited	-	0.10
	K Raheja Private Limited	-	0.07
	KRC Infrastructure & Projects Private Limited	-	0.13
	Mindspace Business Parks Private Limited	-	0.30
	New Found Properties & Leasing Private Limited	-	0.04
	Paradigm Logistics & Distribution Private Limited	-	0.31
	Pact Real Estate Private Limited	-	0.01
	Shoppers Stop Limited	-	1.28
	Sundew Properties Limited	-	0.12
	Sustain Properties Private Limited	-	0.12
	Sycamore Properties Private Limited	-	0.06
	Trion Properties Private Limited	-	0.24
		-	<b>22.93</b>
<b>3</b>	<b>Other Income</b>		
	Hillside Investments Private Limited		5.58
	K Raheja Corp Private Limited	-	4.00
		-	<b>9.58</b>
<b>4</b>	<b>Interest expenses</b>		
	K Raheja Corp Private Limited	-	2.18
		-	<b>2.18</b>
<b>5</b>	<b>Other expenses</b>		
	Arthur De Haast	2.21	-
	Inorbit Malls (India) Private Limited	-	0.35





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2023 (Contd.)**

₹ in million

Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
	Juhu Beach Resorts Limited.	-	1.10
	K Raheja Corp Investment Managers LLP	-	16.35
	K Raheja Corporate Services Private Limited	-	86.81
	KRC Infrastructure & Projects Private Limited	-	1.82
	Krishna Valley Power Private Limited	-	0.94
	Shoppers Stop Limited	-	0.04
	Sundew Properties Limited	-	106.43
	Trion Properties Private Limited	-	(0.03)
		<b>2.21</b>	<b>213.82</b>
<b>6</b>	<b>Purchase of material</b>		
	K Raheja IT Park Hyderabad Limited		1.18
		-	<b>1.18</b>
<b>7</b>	<b>Director sitting fees</b>		
	Arthur De Haast	0.63	-
	Hetal Gandhi	0.85	-
	Joseph Conrad D' Souza	0.90	-
	Neel C.Raheja	0.70	-
	Radhika Dilip Piramal	0.48	-
	Ravi C.Raheja	0.58	-
		<b>4.13</b>	-
<b>8</b>	<b>Salaries, wages and bonus (Including Employee Stock Option)</b>		
	Christabelle Baptista	6.54	
	Milind Wadekar	18.24	
	Rajneesh Malhotra	24.84	
	Sanjay Sethi	95.83	
		<b>145.44</b>	-
<b>9</b>	<b>Advance Given</b>		
	Shoppers Stop Limited		0.13
		-	<b>0.13</b>
<b>10</b>	<b>Loan Given</b>		
	Milind Wadekar	5.00	-
		<b>5.00</b>	-
<b>11</b>	<b>Loan Refund</b>		
	Milind Wadekar	5.00	
		<b>5.00</b>	-





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2023 (Contd.)**

₹ in million			
Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>12</b>	<b>Loan Taken</b>		
	Neel C.Raheja	225.00	-
	Ravi C.Raheja	225.00	
		<b>450.00</b>	
<b>13</b>	<b>Employee Stock Option exercised</b>		-
	Sanjay Sethi	0.32	
		<b>0.32</b>	-
<b>14</b>	<b>Preference Shares Issued</b>		
	Ivory Properties and Hotels Private Limited	-	21.25
	K Raheja Corp Private Limited	-	112.50
	Neel C.Raheja	58.13	-
	Ravi C.Raheja	58.13	-
		<b>116.25</b>	<b>133.75</b>
<b>15</b>	<b>Deposit Given</b>		
	K Raheja Corporate Services Private Limited	-	0.65
		<b>-</b>	<b>0.65</b>
<b>16</b>	<b>Trade payables</b>		
	Neel C. Raheja	0.05	
	Shoppers Stop Limited	-	0.04
	Inorbit Malls (India) Private Limited	-	0.06
	Hillside Investments Private Limited	-	0.22
		<b>0.05</b>	<b>0.32</b>
<b>17</b>	<b>Trade Receivables</b>		
	Juhu Beach Resorts Limited.	-	2.32
	K Raheja Corp Investment Managers LLP	-	0.31
	K Raheja Corp Private Limited	-	0.58
	K Raheja Corp Real Estate Private Limited	-	0.02
	K Raheja Corp Real Estate Private Limited	-	0.02
	K Raheja Corporate Services Private Limited	-	1.04
	K Raheja Private Limited	-	0.02
	Inorbit Malls (India) Private Limited	-	0.09
	Mindspace Business Parks Private Limited	-	0.14
	Asteretop Properties Private Limited	-	0.01
	Paradigm Logistics & Distribution Private Limited	-	0.20
	Trion Properties Private Limited	-	0.04
		<b>-</b>	<b>4.79</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 49. RELATED PARTY DISCLOSURES, AS REQUIRED BY INDIAN ACCOUNTING STANDARD 24 (IND AS 24) ARE GIVEN BELOW:**

**Related party disclosures for year ended March 31, 2023 (Contd.)**

₹ in million			
Sr. no	Particulars	Key Management Personnel / Relative/ Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
<b>18</b>	<b>Deposit receivable</b>		
	K.Raheja Corporate Services Private Limited	-	14.25
	Mindspace Business Parks Private Limited	-	50.00
	Sundew Properties Limited	-	21.91
		-	<b>86.16</b>
<b>19</b>	<b>Preference shares outstanding</b>		
	Ivory Properties and Hotels Private Limited	-	144.41
	Chandru Lachmandas Raheja jointly with Jyoti Chandru Raheja*	-	160.00
	K Raheja Corp Private Limited	-	764.52
	Neel C.Raheja	395.00	-
	Ravi C.Raheja	395.00	-
		<b>790.00</b>	<b>1,068.93</b>
	*Held by the said registered owners for and on behalf of the beneficiaries of Ivory Property Trust.		
<b>20</b>	<b>Loan Payable</b>		
	Neel C.Raheja	225.00	-
	Ravi C.Raheja	225.00	-
	K Raheja Corp Private Limited	-	37.96
		<b>450.00</b>	<b>37.96</b>
<b>21</b>	<b>Key Managerial Personnel Compensation</b>		
	Post employment benefits		
	Sanjay Sethi	4.52	-
	Rajneesh Malhotra	0.76	-
	Milind Wadekar	2.59	-
	Christabelle Baptista	0.70	0
		<b>8.57</b>	<b>-</b>

**NOTE 50. EMPLOYEE STOCK OPTION SCHEMES**

**Description of share-based payment arrangements:**

At March 31, 2024, Company had following share-based payment arrangements:

**Employee Stock Option Plan 2018:**

Employee Stock Option Plan 2018:

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Group. The plan is established with effect from June 12, 2018 on which the shareholders of the Group have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Group as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised, whichever is earlier.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 50. EMPLOYEE STOCK OPTION SCHEMES (Contd.)**

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (₹) per share
'Chalet Hotels Limited'- 'Amended Employee Stock Option Plan'- 2018	2,00,000	For the Options to vest, the Grantee has to be in employment of the Group on the date of the vesting.	The exercise year for Options vested will be two years from date of vesting subject to shares of the Group are listed at the time of exercise.	3 years	June 26, 2018	One year from vesting	320.00

**Reconciliation of Outstanding share options**

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	320	1,33,000	320	1,34,000
Granted during the year	-	-	-	-
Exercised during the year	320	1,33,000	320	1,000
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	-	-	320	1,33,000
Exercisable at the end of the year	-	-	320	1,33,000

**Measurement of Fair value**

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	49.31 - 60.23	As per Black Scholes Model
Exercise price	₹/share	320	As per the Scheme
"Expected volatility (Weighted average volatility)"	% p.a.	45.61% - 49.45%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	1.01 - 1.51	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 50. EMPLOYEE STOCK OPTION SCHEMES (Contd.)**

Particulars	Unit	Chalet Hotels Limited'- 'Employee Stock Option Plan'-	Description of inputs used
Dividend yield	% p.a.	0.00%	Dividend yield is taken as 0% since the Group has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	5.69% - 6.14%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2024 is Nil.

The expense recognized for the year ended March 31, 2024 is ₹ Nil ( March 31, 2023 is ₹ Nil)

*\*calculated considering simple average method*

**Employee Stock Option Plan 2022:**

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Group. The plan is established is with effect from July 22, 2022 on which the shareholders of the Group have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Group as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised , whichever is earlier.

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (₹) per share
CHL Employee Stock Option Plan 2022	12,17,831	For the Options to vest, the Grantee has to be in employment of the Group on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	July 22, 2022	One year from vesting	292.00

**Reconciliation of Outstanding share options**

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	As at March 31, 2024		As at March 31, 2023	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	292.00	12,17,831	-	-
Granted during the year	-	-	292.00	12,17,831
Exercised during the year	292.00	3,16,144	-	-
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	292.00	9,01,687	292.00	12,17,831
Exercisable at the end of the year	292.00	9,01,687	292.00	12,17,831





**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**  
For the year ended March 31, 2024

**NOTE 50. EMPLOYEE STOCK OPTION SCHEMES (Contd.)**

**Measurement of Fair value**

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'-Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	142.37 - 176.26	As per Black Scholes Model
Exercise price	₹/share	292	As per the Scheme
"Expected volatility (Weighted average volatility)"	% p.a.	47.21%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	3.48 - 5.48	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Group has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	6.83% - 7.08%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2024 have an exercise price of ₹ 292.

The expense recognized for the year ended March 31, 2024 is ₹ 74.31 million (March 31, 2023 is ₹ 78.98 million)

\* calculated considering simple average method

**Employee Stock Option Plan 2023:**

The primary objective of the plan is to reward the key employee for his association, dedication and contributions to the goals of the Group. The plan is established with effect from September 04, 2023 on which the shareholders of the Group have approved the plan by the way of special resolution and it shall continue to be in force until its termination by the Group as per provisions of Applicable laws, or the date on which all of the Options available for issuance under the plan have been issued and exercised, whichever is earlier.

Scheme	Number of options granted	Vesting conditons	Contractual life of options	Vesting year	Grant Date	Exercise year	Exercise Price (₹) per share
CHL Employee Stock Option Plan 2023	3,03,738	For the Options to vest, the Grantee has to be in employment of the Group on the date of the vesting.	The Exercise Period in respect of a Vested Option shall be a maximum period of 5 (Five) years from the date of Vesting of Options.	3 years	September 04, 2023	One year from vesting	528.00





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 50. EMPLOYEE STOCK OPTION SCHEMES (Contd.)**

**Reconciliation of Outstanding share options**

The number and weighted-average exercise price of share options under the share option plans are as follows:

Particulars	Weighted average exercise price		Weighted average exercise price	
	Weighted average exercise price	Number of options	Weighted average exercise price	Number of options
Outstanding at the beginning of the year	-	-	-	-
Granted during the year	528.00	3,03,738	-	-
Exercised during the year	-	-	-	-
Lapsed/ forfeited /surrendered	-	-	-	-
Outstanding at the end of the year	528.00	3,03,738	-	-
Exercisable at the end of the year	-	-	-	-

**Measurement of Fair value**

The fair value of employee share options has been measured using Black Scholes Option Pricing Model and is charged to the Statement of Profit and Loss over the vesting year.

The fair value of the options and the key inputs used in the measurement of the grant date fair values of the equity settled share based payment plans are as follows:

Particulars	Unit	Chalet Hotels Limited'-Employee Stock Option Plan'-	Description of inputs used
Fair value of the option at grant date	₹/share	231.56 - 280.76	As per Black Scholes Model
Exercise price	₹/share	528	As per the Scheme
"Expected volatility (Weighted average volatility)"	% p.a.	43.87% - 46.41%	Based on comparable listing companies
Expected life (expected weighted average life)	in years	3.50 - 5.50	Calculated time to maturity as a sum of the following years: - Time remaining from the valuation date till the date on which options are expected to vest on the holder and; - Average Time from the vesting date till the expected exercise date.
Dividend yield	% p.a.	0%	Dividend yield is taken as 0% since the Group has not declared any dividend in last 5 financial years.
Risk-free interest rates (Based on government bonds)	% p.a.	7.06% - 7.07%	Risk free interest rate refers to the yield to maturity on the zero-coupon securities maturing in the year which commensurate with the maturity of the option.

The options outstanding at March 31, 2024 have an exercise price of ₹ 528.00

The expense recognized for the year ended March 31, 2024 is ₹ 26.14 million (March 31, 2023 is ₹ Nil)

\* calculated considering simple average method




**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**
**NOTE 51. ACQUISITION OF AYUSHI AND POONAM ESTATES LLP**

- A.** On February 29, 2024, the Group has acquired 100% share in Capital of Ayushi and Poonam Estates LLP ('APEL'), a limited liability firm, engaged in the business of hospitality (hotels) for a complete cash consideration of ₹ 425.22 million. Consequent to such acquisition APEL has become the wholly owned subsidiary of the Group.

The Management has considered February 29, 2024 as acquisition date for the purpose of purchase price allocations.

The acquisition is in line with the Group's expansion strategy to diversify the portfolio to include leisure properties.

From the date of acquisition, Ayushi and Poonam Estates LLP has contributed ₹ 63.34 million of revenue from operation and ₹ (15.64) million to the profit before tax of the Group. If the acquisition had taken place at the beginning of the year, consolidated revenue from operations would have been ₹ 14,779.27 million and the consolidated loss before tax for the Group would have been ₹ 2,572.38 million. In determining these amounts, management has assumed that the fair value adjustments, that arose on the date of acquisition would have been the same, if the acquisition had occurred on the beginning of the year.

**B. Fair value of consideration transferred**

Effective purchase consideration of ₹ 411.72 million has been discharged as under:

Particulars	₹ In million
Capital of Ayushi and Poonam Estates LLP	411.72
Total consideration transferred for Business combination	<b>411.72</b>

**C. The Fair Value of identifiable assets acquired and liabilities assumed as on the acquisition date**

Particulars	₹ In million
<b>Property, plant and equipment</b>	2,886.52
Intangible assets	5.58
<b>Financial assets</b>	
Other financial assets	2.01
Deferred tax assets	71.01
Non current tax assets	11.03
Other non-current assets	7.33
<b>Total non-current assets</b>	<b>2,983.48</b>
Inventories	4.82
<b>Financial assets</b>	
(i) Trade receivables	19.95
(ii) Cash and cash equivalents	148.54
(iii) Bank balances	187.68
Other current assets	5.95
<b>Total current assets</b>	<b>366.94</b>
<b>Total Assets</b>	<b>3,350.42</b>
<b>Non-current liabilities</b>	
<b>Financial liabilities</b>	
(i) Borrowings	1,965.88
Provisions	2.06
Total non-current liabilities	1,967.94
Financial liabilities	
(i) Borrowings	990.09
(ii) Trade payable	<b>81.90</b>
(iii) Other financial liabilities	19.30
Other current liabilities	26.94
Provisions	1.25





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

**NOTE 51. ACQUISITION OF AYUSHI AND POONAM ESTATES LLP (Contd.)**

Particulars	₹ In million
<b>Total current liabilities</b>	<b>1,119.48</b>
<b>Total Liabilities</b>	<b>3,087.42</b>
Fair value of net assets acquired	263.00

**D. Amounts recognized as Goodwill:**

Particulars	₹ In million
Fair Value of the consideration transferred	411.72
Fair Value of the net assets acquired	263.00
Goodwill on consolidation	<b>148.72</b>

Goodwill on acquisition comprises the value of expected synergies arising from the acquisition, which does not meet the criteria for recognition as an Intangible asset under IndAS 38 and hence has not been separately recognized. No amount of Goodwill is expected to be deductible for tax purpose.

**E. Acquisition related costs**

During the current year, acquisition related costs of ₹ 22.83 million had been recognized as an expenses in the Consolidated Statement of Profit & Loss.

**F. Acquired receivables**

Fair value of the acquired trade receivables at the date of acquisition is ₹ 19.95 million. The trade receivables comprise gross contractual amounts due of ₹ 19.95 million.

**NOTE 52. ACQUISITION OF TP AGASTYA LIMITED**

During the year ended March 31, 2024, pursuant to the shareholding agreement the Group has acquired 26% stake in TP Agastya Limited ('TPAL'). The Group neither has exposure nor rights to variable return. These investment is solely to obtain captive solar power supply for one of its hotel units.

**NOTE 53. ACQUISITION OF TP AGASTYA LIMITED****A. ACQUISITION OF THE DUKES RETREAT PRIVATE LIMITED AND SONMIL INDUSTRIES HOTELS PRIVATE LIMITED.**

On March 23, 2023, the Group has acquired stake in "The Dukes Retreat Private Limited" (Dukes) and "Sonmil Industries Private Limited" (SIPL) for a complete cash consideration of ₹ 829.11 million and ₹ 756.46 million respectively. Consequent to such acquisition Dukes and SIPL has become the wholly owned subsidiaries of the Group.

The acquisition is in line with the Group's expansion strategy to diversify the portfolio to include leisure properties.

The Management has considered March 31, 2023 as acquisition date for the purpose of purchase price allocations/ consolidation, since the financial performance of the entities acquired for the period from March 23, 2023 to March 31, 2023 are not material to the consolidated financial performance.

If the acquisition had taken place at the beginning of the year, consolidated revenue from operations would have been ₹ 11,599.58 million and the consolidated profit before tax for the Group would have been ₹ 2,822.60 million. In determining these amounts, management has assumed that the fair value adjustments, that arose on the date of acquisition would have been the same, if the acquisition had occurred on the beginning of the year.

**B. Fair value of consideration transferred****The Dukes Retreat Private Limited**

Effective purchase consideration of ₹ 817.56 million has been discharged as under:

Particulars	Amount (₹)
Equity shares	817.56
Total consideration transferred for Business combination	817.56



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

### NOTE 53. ACQUISITION OF TP AGASTYA LIMITED (Contd.)

#### Sonmil Industries Private Limited

Effective purchase consideration of ₹ 746.45 million has been discharged as under :

Particulars	Amount (₹)
Equity shares	746.45
Total consideration transferred for Business combination	<b>746.45</b>

### C. The Fair Value of identifiable assets acquired and liabilities assumed as on the acquisition date

Particulars	Amount (₹)
<b>Non-current assets</b>	
Property, plant and equipment	1,005.76
<b>Financial assets</b>	
Other Investments	
<b>Total non-current assets</b>	<b>1,005.76</b>
<b>Current assets</b>	
Inventories	5.34
<b>Financial assets</b>	
(i) Trade receivables	7.10
(ii) Cash and cash balances*	234.00
(iii) Loans and advances	8.20
Other current assets	0.10
<b>Total current assets</b>	<b>254.74</b>
<b>Total Assets</b>	<b>1,260.50</b>
<b>EQUITY AND LIABILITIES</b>	
<b>Equity</b>	
Equity share capital	-
Other equity	-
<b>Total equity</b>	-
<b>Liabilities</b>	
<b>Non-current liabilities</b>	
Deferred tax liabilities	
<b>Current liabilities</b>	30.25
<b>Total Liabilities</b>	<b>30.25</b>

\*Above includes cash and cash equivalents of ₹ 17.53 millions.

### D. Amounts recognized as Goodwill and Dukes Brand for:

#### The Dukes Retreat Private Limited & Sonmil Industries Private Limited

Particulars	Amount (₹)
<b>Fair Value of the consideration transferred</b>	1,564.25
Fair Value of the net assets acquired	1,230.25
<b>Goodwill on consolidation</b>	<b>311.00</b>
<b>Dukes Brand</b>	<b>23.00</b>

### E. Acquisition related costs

During the current year, acquisition related costs of ₹ 21.31 million had been recognized as acquisition related cost in the revised Consolidated Statement of Profit & Loss. The stamp duty of ₹ 0.24 million have been added to cost of investments.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

### For the year ended March 31, 2024

#### NOTE 54. SCHEME OF MERGER

The Group has given effect to the Scheme of Arrangement of amalgamation of Belaire Hotels Private Limited and Seapearl Hotels Private Limited with the Holding Company ("the Scheme") in the earlier approved consolidated financial statements for the year ended March 31, 2023 from the Appointed date of April 01, 2020 by revising the consolidated financial statements approved by the Board of Directors on May 09, 2023. The manner in which Scheme has been given effect to and revision of consolidated financial statements has been explained in detail below.

Application seeking approval of the Scheme was filed with Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench on April 26, 2021. The consolidated financial statements of the group for the year ended March 31, 2023 were approved by the Board of Directors at its meeting held on May 09, 2023 without giving effect to the Scheme since the petition was pending before the NCLT as of date.

On receipt of the certified copy of the order dated May 19, 2023 from NCLT, Mumbai Bench sanctioning the Scheme, with appointed date April 01, 2020, and upon filing the same with Registrar of Companies, Maharashtra on June 19, 2023 the Scheme has become effective.

These Revised consolidated financial statements for the year ended March 31, 2023 have been prepared pursuant to the Scheme from the specified retrospective appointed date of April 01, 2020. Pursuant to the Scheme, all the assets, liabilities, reserves and surplus of the transferor company have been transferred to and vested in the Company with effect from the appointed date at their carrying values and the financial information in the revised consolidated financial statements has been restated from April 01, 2020 as per requirements of Appendix C to Ind AS 103.

The revision to the consolidated financial statements has been carried out solely for the impact of above referred merger and no additional adjustments have been carried out for any other events occurring after May 09, 2023 (being the date when the financial statements were first approved by the Board of Directors of the group) other than stated above.

#### The details of transferor companies and their merger are as below:

Name of the transferor company	Belaire Hotels Private Limited ("BHPL") and Seapearl Hotels Private Limited ("SHPL") [collectively referred to as 'Transferor Companies']
General nature of business	Hospitality services
Appointed Date of the Scheme	April 01, 2020
Description and number of shares issued	Nil
% of Company's equity shares exchanged	Nil

Pursuant to the approved Scheme of Merger, the Company has accounted for merger in its books with effect from April 01, 2020 as per the applicable accounting principles prescribed under Appendix C to Ind AS 103 for common control business combinations.

#### Accounting treatment

- All of the assets, liabilities and reserves in the books of account of the Transferee upon the Scheme becoming effective, the audited financial statements of the Transferor Companies as on the close of business on the day immediately preceding the Appointed Date shall be forwarded to the Transferee Company by the Transferor Companies;
- The Book Value of all the assets, liabilities (excluding the Belaire FCCD's and Belaire ICD) and reserves of Transferor Companies as recorded in the financial statements have been recorded in the books of accounts of the Transferee Company as such, subject to suitable adjustments being made, if any, to ensure uniformity of accounting policies;
- Investments in the Share Capital of the Transferor Companies in the books of accounts of the Transferee Company, whether held directly or indirectly through nominees, stand cancelled;
- Surplus arising as a result of amalgamation of the Transferor Companies into and with the Transferee Company, in terms of this Scheme, after adjustment of the amount of investment of the Transferee Company in the Transferor Companies due to cancellation of the share capital of the Transferor Company, have been adjusted to capital reserves in the books of the Transferee Company;





**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**  
For the year ended March 31, 2024

**NOTE 54. SCHEME OF MERGER (Contd.)**

- v. Identity of the reserves of the Transferor Companies, have been preserved and appear in the financial statements of the Transferee Company in the same form and manner, in which they appeared in the financial statements of the Transferor Companies, as on the Appointed Date;
- vi. All outstanding balances (including the Belaire FCCD's and Belaire ICD) as on the Appointed date between the Transferor Companies and the Transferee Company stand cancelled and there are no further obligation in that behalf;
- vii. The financial statements of Transferee reflect the financial position on the basis of consistent accounting policies.

The book value of assets and liabilities taken over from the Transferor Companies as on the Appointed date i.e. April 01, 2020 are as below:

**Belaire Hotels Private Limited**

₹ in million	
<b>Particulars</b>	<b>Amount</b>
<b>Non-current assets</b>	
Property, plant and equipment	2,955.43
Other Financial assets	29.75
Other non-current assets	1.59
Non-current tax assets (net)	22.89
<b>Total non-current assets</b>	<b>3,009.66</b>
<b>Current assets</b>	
Inventories	4.78
Financial assets	
(i) Trade receivables	27.48
(ii) Cash and cash equivalents	32.17
Other current assets	20.04
<b>Total current assets</b>	<b>84.47</b>
<b>Total Assets (A)</b>	<b>3,094.13</b>
<b>Non current liabilities</b>	
Financial liabilities	
(i) Borrowings	1,149.13
Provisions	2.91
<b>Current liabilities</b>	
Financial liabilities	
(i) Borrowing	575.50
(ii) Trade payables	52.46
(iii) Other financial liabilities	5.63
Other current liabilities	24.66
Provisions	0.30
<b>Total Liabilities (B)</b>	<b>1,810.59</b>
Total identified assets acquired (C)= (A)-(B)	1,283.54
Cost of investments in merged undertaking (D)	1,193.32
Net impact transferred to Capital reserve (G)= (C)-(D)	90.22*

\*Surplus arising as result of the sanction of the scheme after adjustment of cost of investments shall be adjusted and credited to Capital Reserve Account.





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
For the year ended March 31, 2024

**NOTE 54. SCHEME OF MERGER (Contd.)**

**Seapearl Hotels Private Limited**

₹ in million

Particulars	Amount
<b>Current assets</b>	
Financial assets	
(i) Cash and cash equivalents	0.25
(ii) Loans	575.50
<b>Total Assets (A)</b>	<b>575.75</b>
<b>Current liabilities</b>	
Financial liabilities	
(i) Trade payables	1.05
Other current liabilities*	0.00
Provisions*	0.00
<b>Total Liabilities (B)</b>	<b>1.06</b>
Total identified assets acquired (C)= (A)-(B)	574.69
Cost of investments in merged undertaking (D)	574.69
Net impact transferred to Capital reserve (E)= (C)-(D)	-

\*Amount less than million

**Notes:**

1. All related financial captions (as applicable) of financial statements has been eliminated.
2. Post considering the tax impact in the computation of income on account of merger in revised financial statement amounting of ₹ 26.51 million for the year ended March 31, 2023.

**NOTE 55. BENGALURU RESIDENTIAL PROJECT**

₹ in million

	As at March 31, 2024	As at March 31, 2023
Inventories	5,439.94	4,159.24
Less: Provisions for impairment	(263.28)	(263.29)
Inventories, net	5,176.66	3,895.95
Advances from customers towards sale of residential flats	4,237.15	1,664.42

**NOTE 56.**

₹ in million

Contract balances	March 31, 2024	March 31, 2023
Receivables, which are included in 'trade receivables'	551.58	589.51
Contract assets (Unbilled revenue)	82.62	80.86
Contract Liabilities		
Advances from customers towards sale of residential flats	4,237.15	1,664.42
<b>Advances from customers towards hospitality services</b>	<b>229.44</b>	<b>251.48</b>





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**NOTE 57. DISCLOSURE UNDER IND AS 115, REVENUE FROM CONTRACTS WITH CUSTOMERS**

₹ in million

Particulars	As at March 31, 2024	As at March 31, 2023
Details of Contract Balances:		
Balance as at beginning of the year	(1,664.42)	(1,660.47)
Trade receivables as on March 31, 2023	-	-
Less: Repayment to the customer on cancellation	-	-
Significant change due to other reasons	(2,572.73)	(3.95)
Balance as on March 31, 2024	(4,237.15)	(1,664.42)
<b>Total</b>	<b>(4,237.15)</b>	<b>(1,664.42)</b>

As on March 31, 2024 revenue recognized in the current year from performance obligations satisfied/ partially satisfied in the previous year is ₹ Nil.

**Information on performance obligations in contracts with Customers:**

**Real Estate Development Project:**

The following table includes revenue to be recognized in future related to performance obligations that are unsatisfied towards the real estate development projects as at March 31, 2024.

₹ in million

Particulars	2025	2026-2027	Beyond 2028	Total
Contract Revenue	5,325.48	2,252.64	-	-
Contract Expense	3,491.61	1,075.98	-	-
<b>Total</b>	<b>1,833.87</b>	<b>1,176.66</b>	<b>-</b>	<b>-</b>

The following table includes revenue to be recognized in future related to performance obligations that are unsatisfied towards the real estate development projects as at March 31, 2023.

₹ in million

Particulars	2024	2025-2026	Beyond 2027	Total
Contract Revenue	-	2,117.94	-	2,117.94
Contract Expense	-	2,106.83	-	2,106.83
<b>Total</b>	<b>-</b>	<b>11.11</b>	<b>-</b>	<b>11.11</b>

**Hospitality and Commercial & Retail**

The Group applies practical expedient in paragraph 121 of Ind AS 115 and does not disclose information about remaining performance obligations that have original expected duration of one year or less.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2024

**NOTE 58.**

Additional information pursuant to paragraph 2 of Division II of Schedule III to the Companies Act 2013- 'General instructions for the preparation of Consolidated financial statements' of Division II of Schedule III

for the year ended March 31, 2024

	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive income	Amount	As % of Consolidated total comprehensive income	Amount
<b>Parent</b>								
Chalet Hotels Limited	100%	18,589.68	100%	2,783.22	100%	(8.39)	100%	2,774.83
<b>Subsidiary (Parent's share)</b>								
Chalet Hotel & Properties (Kerala) Private Limited	0%	(44.56)	0%	(2.17)	0%	-	0%	(2.17)
Chalet Airport Hotel Private Limited	0%	(49.43)	(2%)	(44.19)	0%	-	(2%)	(44.19)
The Dukes Retreat Private Limited	2%	327.95	1%	18.25	0%	-	1%	18.25
Sonmil Industries Private Limited	0%	21.60	0%	0.21	0%		0%	0.21
Ayushi and Poonam Estate LLP	1%	101.10	(1%)	(16.89)	0%		(1%)	(16.89)
<b>Non-controlling interests in subsidiary</b>	0%	(3.91)	0%	0.16	0%	-	0%	0.16
<b>Eliminations</b>	(2%)	(433.76)	2%	43.06	0%	-	2%	43.06
<b>At March 31, 2024</b>	<b>100%</b>	<b>18,508.67</b>	<b>100%</b>	<b>2,781.65</b>	<b>100%</b>	<b>(8.39)</b>	<b>100%</b>	<b>2,773.26</b>





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.) As at March 31, 2024

### Note 58. (Contd.)

for the year ended March 31, 2023

	Net assets (total assets minus total liabilities)		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated net assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive income	Amount	As % of Consolidated total comprehensive income	Amount
<b>Parent</b>								
Chalet Hotels Limited	108%	16,696.54	104%	1,902.19	100%	(4.64)	104%	1,897.54
<b>Subsidiary (parent's share)</b>								
Chalet Hotel & Properties (Kerala) Private Limited	0%	(42.38)	0%	(4.24)	0%	-	0%	(4.24)
Chalet Airport Hotel Private Limited	0%	(5.23)	(1%)	(11.74)	0%	-	(1%)	(11.74)
The Dukes Retreat Private Limited	2%	309.74	0%	-	-	-	-	-
Sonmil Industries Private Limited	0%	21.37	0%	-	-	-	-	-
<b>Non-controlling interests in subsidiary</b>	0%	(4.06)	-		-	-	-	-
<b>Eliminations</b>	(10%)	(1,560.65)	(3%)	(53.31)	0%	-	(3%)	(53.30)
<b>As at March 31, 2023</b>	<b>100%</b>	<b>15,415.33</b>	<b>100%</b>	<b>1,832.90</b>	<b>100%</b>	<b>(4.64)</b>	<b>100%</b>	<b>1,828.26</b>

### NOTE 59. DETAILS OF STRUCK OFF COMPANIES

As at March 31, 2024

₹ in million

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off company, if any, to be disclosed
Kiros Hospitality Solutions Private Limited	Investments in securities	-	
	Receivables	-	
	Payables	0.02	No
	Payables	-	No
	Payables	-	No
	Other outstanding balances (to be specified)	-	





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2023

₹ in million

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off company, if any, to be disclosed
	Investments in securities	-	
	Receivables	-	
Kryton Chemicals	Payables	0.04	No
Sambhu Facility Services Private Ltd	Payables	0.24	No
Aryan Intelligence Security Services Pvt .Ltd	Payables	0.24	No
	Other outstanding balances (to be specified)	-	

**Note 60.**

The Holding Company in its board meeting dated January 24, 2024 and through shareholders' approval in postal ballot dated March 10, 2024 has approved to raise capital by way of private placement under qualified institutions placement (QIP) to eligible investors through an issuance of equity shares for an amount not exceeding ₹ 20,000 million. Subsequent to year end, the Holding Company has raised an amount of ₹ 10,000 million at the issue price of ₹ 792 per equity share and allotted 1,26,26,263 fully paid equity shares of face value ₹ 10 each on April 03, 2024.

The proceeds from the issue, net of issue expenses, will be utilized mainly for repayment /pre-payment, in full or in part, of certain outstanding borrowings and balance is used for General corporate purposes.

The Holding Company has incurred certain expenditure during the year in connection with the above QIP offering and the same has been shown under other current assets, which will adjusted towards the securities premium in ensuing year of subsequent issuance.

**Note 61.**

**Disclosure pursuant to Section 186 of the Companies Act 2013 and under Regulation 34(3) of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 :**

₹ in million

Sr No.	Nature of Transactions	Purpose for which the loan/ guarantee/ security is proposed to be utilized by the recipient	Balance as at		Movement during the year	Maximum Outstanding during the year	
			March 31, 2024	March 31, 2023		March 31, 2024	March 31, 2023
<b>1</b>	<b>Loans and advances</b>						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	60.00	56.00	4.00	60.00	56.00
	Chalet Airport Hotel Private Limited	Business purpose	605.21	298.56	306.65	605.21	298.56
	Ayushi and Poonam Estates LLP	Business purpose	931.75	-	931.75	931.75	-
<b>2</b>	<b>Guarantees</b>						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	-	50.00	-50.00	50.00	50.00





NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)  
As at March 31, 2024

**Note 61. (Contd.)**

₹ in million

Sr No.	Nature of Transactions	Purpose for which the loan/ guarantee/ security is proposed to be utilized by the recipient	Balance as at		Movement during the year	Maximum Outstanding during the year	
			March 31, 2024	March 31, 2023		March 31, 2024	March 31, 2023
<b>3</b>	<b>Security</b>						
	Ayushi and Poonam Estates LLP	Business purpose	Note	-	Note	Note	-
<b>4</b>	<b>Investment in fully paid up equity instruments and current investments</b>						
	Chalet Hotels and Properties (Kerala) Private Limited	Business purpose	250.09	250.09	-	250.09	250.09
	Chalet Airport Hotel Private Limited	Business purpose	6.50	6.50	-	6.50	6.50
	The Dukes Retreat Private Limited	Business purpose	829.11	829.11	-	829.11	829.11
	Sonmil Industries Private Limited	Business purpose	756.46	756.46	-	756.46	756.46
	Ayushi and Poonam Estates LLP	Business purpose	425.22	-	425.22	425.22	-
	Stargaze Properties Private Limited	Business purpose	0.01	0.01	-	0.01	0.01
	Krishna Valley Power Private Limited	Business purpose	1.29	1.29	-	1.29	1.29
	Sahyadri Renewable Energy Private Limited	Business purpose	19.91	19.91	-	19.91	19.91
	Renew Wind Power Energy (AP) Limited	Business purpose	31.46	31.46	-	31.46	31.46
	Vikramaditya Renewable Energy Private Limited	Business purpose	10.67	10.67	-	10.67	10.67
	TP Agastaya Limited	Business purpose	25.52	-	25.52	25.52	-
	National saving certificates	Business purpose	0.13	0.13	-	0.13	0.13
	Mutual Fund Axis Overnight Fund Direct Growth (ONDGG)	Investment	8.29	-	8.29	8.29	-

**Note :**

The Company has provided one of its hotel unit as security towards loan drawn by its subsidiary, Ayushi and Poonam Estates LLP. The total facility amounts to ₹ 2000 million.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)

As at March 31, 2024

**Note 62.**

Goods and Services Tax (GST) Investigation Department, Maharashtra State (GST Authorities) had conducted search proceedings pursuant to Section 67 of the Goods and Services Tax Act 2017. The Goods and Services Tax (GST) officials have identified certain matters relating to input tax credit pertaining to the period July 2017 to Financial year 2022-23, which the Authority believes are ineligible for such claims. Accordingly, the Holding Company evaluated the same and made a payment of Goods and Services Tax (GST) amounting ₹ 107.54 million during the period ended March 31, 2024. The business operations of the Holding Company continue as usual and are not impacted. GST Authorities has transferred case to Assessing Officer for 2018-19 & 2019-20. The said proceedings have not yet concluded either by GST Authorities or by Assessing Officer and any further outcome from such proceedings will be appropriately dealt with in the subsequent period.

**Note 63**

- i) The Group have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the group (Ultimate Beneficiaries) or
  - (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.
- ii) The Group have not received any fund from any person(s) or entity(ies), including foreign entities (funding party) with the understanding (whether recorded in writing or otherwise) that the group shall:
  - (a) 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
  - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

**Note 64****Additional regulatory information pursuant to the requirement in Division II of Schedule III to the Companies Act 2013**

- (i) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- (ii) The Group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.
- (iii) The Group has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (iv) The Group has not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961
- (v) The Group has complied with the number of layers prescribed under the Companies Act, 2013.
- (vi) The Group has not drawn any borrowing from any bank or financial institutions on the basis of security of current assets.
- (vii) The Group has not been declared wilful defaulter by any Bank or Financial institution or government or any government authority.
- (viii) The Group has not entered into any scheme of arrangement during the year which has an accounting impact on current or previous financial year.

**Note 65**

As per the MCA Notification dated August 06, 2022, the Central Government has notified the Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the Company is required to maintain a backup of the books of account and other relevant books and papers in electronic mode that should be accessible in India at all the time. Also, the Group is required to create backup of accounts on servers physically located in India on a daily basis.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTD.)**  
As at March 31, 2024**Note 65. (contd.)**

The books of account along with other relevant records and papers of the Group is maintained in electronic mode, across all units. These are readily accessible in India at all times and currently a backup is maintained on a cloud based server. Such servers are located in India, with the exception of certain units, which are located overseas. The Group is in the process of complying with the requirement of maintaining server(s) in India for these units for backup of books of account and other relevant books and papers, on a daily basis, pursuant to the amendment.

For **B S R & Co. LLP**  
Chartered Accountants  
Firm's Registration No:101248W/W-100022

**Suhas Pai**  
Partner  
Membership No. 119057

Mumbai  
May 13, 2024

**Sanjay Sethi**  
Managing Director & CEO  
(DIN. 00641243)

**Milind Wadekar**  
Chief Financial officer  
(Membership No: 116372)

Mumbai  
May 13, 2024

For and on behalf of the Board of Directors of  
**Chalet Hotels Limited**  
(CIN No. L55101MH1986PLC038538)

**Joseph Conrad Dsouza**  
Director  
(DIN. 00010576)

**Christabelle Baptista**  
Company Secretary  
(Membership No: A17817)











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