

Independent Auditor's Report

To the Members of Chalet Airport Hotel Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Chalet Airport Hotel Private Limited (the "Company") which comprise the balance sheet as at 31 March 2026, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the 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 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 2026, and its loss 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 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 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 financial statements.

Management's and Board of Directors Responsibilities for the 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 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.

Registered Office:

B S R & Co. (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 400063

Independent Auditor's Report (Continued)

Chalet Airport Hotel Private Limited

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal 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 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 financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government 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.

Independent Auditor's Report (Continued)

Chalet Airport Hotel Private Limited

- 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 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 balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid 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 1 April 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2026 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 2A(b) above on reporting under Section 143(3)(b) of the Act 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 does not have any pending litigations which would impact its financial position.
 - 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 27(i) to the 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 27(ii) to the 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 that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.
 - e. The Company has neither declared nor paid any dividend during the year.
 - f. Based on our examination which included test checks, except for the instances mentioned below,

Independent Auditor's Report (Continued)

Chalet Airport Hotel Private Limited

the Company has used accounting software for maintaining of books of account, which along with access management tools, as applicable, have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective software:

- 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, accounts receivable, payroll, general ledger 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 at the application layer for the period from 1 January 2026 to 31 March 2026 for all relevant transactions recorded in the respective software or whether there were any instances of the audit trail feature being tampered with.
- The feature of audit trail was not enabled in the database layer to log any direct data changes for the period from 01 April 2025 to 31 March 2026.
- For the periods where audit trail (edit log) facility was enabled and operated for the above accounting software, we did not come across any instance of the audit trail feature being tampered with.
- Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention except for the periods where audit trail was not enabled for the respective software in the prior year.

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 Company has not paid any remuneration to its directors during the year. 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 2026

ICAI UDIN:26119057MJYYKC1887

Annexure A to the Independent Auditor's Report on the Financial Statements of Chalet Airport Hotel Private Limited for the year ended 31 March 2026

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (i) (a) (A) According to the information and explanations given to us and on the basis of the records of the Company, the Company does not own any Property, Plant and Equipment. Accordingly clause 3(i)(a)(A) of the order is not applicable.
- (B) According to the information and explanations given to us and on the basis of the records of the Company, the Company does not have any intangible assets. Accordingly clause 3(i)(a)(B) of the order is not applicable.
- (i) (b) According to the information and explanations given to us and on the basis of the records of the Company, the Company does not own any Property, Plant and Equipment as at 31 March 2026. Accordingly clause 3(i)(a)(b) of the order is not applicable.
- (c) The Company does not have any immovable property. Accordingly, clause 3(i)(c) of the Order is not applicable.
- (d) The Company does not have any property, plant and equipment. Accordingly clause 3(i)(d) of the order is not applicable.
- (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) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company does not hold any inventory and accordingly clause 3(ii)(a) of the Order is not applicable to the Company.
- (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 not made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 ("the Act") are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.
- (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) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services provided by it. Accordingly, clause 3(vi) of the Order is not applicable.
- (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

**Annexure A to the Independent Auditor's Report on the Financial Statements of Chalet Airport Hotel Private Limited for the year ended 31 March 2026
(Continued)**

of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Service Tax, Income-Tax or Cess or other statutory dues have been regularly deposited by the Company with the appropriate authorities. The Company does not have liability in respect of Provident Fund, Employees State Insurance and Duty of Customs.

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, Income-Tax or Cess or other statutory dues were in arrears as at 31 March 2026 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, there are no statutory dues relating to Goods and Service Tax, Income-Tax, Duty or Cess or other statutory dues, which have not been deposited with the appropriate authorities on account of any dispute.
- (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 financial statements of the Company, we report that funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(e) is not applicable.
- (f) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2026. Accordingly, clause 3(ix)(e) is not applicable.
- (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) During the course of our 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 year.
- (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) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

Annexure A to the Independent Auditor's Report on the Financial Statements of Chalet Airport Hotel Private Limited for the year ended 31 March 2026 (Continued)

- (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) The Company is a deemed public limited company. The requirements as stipulated by the provisions of Section 177 of the Act are not applicable to the Company. In our opinion and according to the information and explanations given to us and on the basis of our examination of records of the Company, transactions with the related parties are in compliance with Section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) In our opinion and based on the information and explanations provided to us, the Company does not have an Internal Audit system and is not required to have an internal audit system as per Section 138 of the Act.

(b) In our opinion and based on the information and explanations provided to us, the Company does not have an internal audit system and is not required to have an internal audit system as per Section 138 of the Act. Accordingly, clause 3(xiv)(b) of the Order is not applicable.
- (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 defined in the regulations made by the Reserve Bank of India). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has incurred cash losses of Rs 1,174,681 (in Hundreds) in the current financial year and Rs 715,612 (in Hundreds) 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, 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

B S R & Co. LLP

**Annexure A to the Independent Auditor's Report on the Financial Statements
of Chalet Airport Hotel Private Limited for the year ended 31 March 2026
(Continued)**

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

Date: 13 May 2026

Membership No.: 119057

ICAI UDIN:26119057MJYYKC1887

Annexure B to the Independent Auditor's Report on the financial statements of Chalet Airport Hotel Private Limited for the year ended 31 March 2026

Report on the internal financial controls with reference to the aforesaid 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)

Opinion

We have audited the internal financial controls with reference to financial statements of Chalet Airport Hotel Private Limited ("the Company") as of 31 March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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 2026, 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").

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. 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 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

**Annexure B to the Independent Auditor's Report on the financial statements of Chalet Airport Hotel Private Limited for the year ended 31 March 2026
(Continued)**

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 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.

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 2026

ICAI UDIN:26119057MJYYKC1887

Chalet Airport Hotel Private Limited

Balance Sheet

as at 31 March 2026

	Note	As at 31 March 2026	Rs. in Hundreds As at 31 March 2025
ASSETS			
Non-current assets			
Capital work-in-progress	2	64,83,121.94	26,67,340.78
Financial assets			
(i) Others	3	38,16,307.50	35,13,903.87
Non-current tax assets (net)		-	7,877.16
Other non-current assets	4	62,85,515.36	53,05,882.20
Total non-current assets		1,65,84,944.80	1,14,95,004.01
Current assets			
Financial assets			
(i) Cash and cash equivalents	5 A	23,743.45	4,607.11
(ii) Bank balances other than (i) above	5 B	3,47,866.20	-
Other current assets	6	29,137.86	5,197.95
Total current assets		4,00,747.51	9,805.06
TOTAL ASSETS		1,69,85,692.31	1,15,04,809.07
EQUITY AND LIABILITIES			
Equity			
Equity share capital	7	10,000.00	10,000.00
Other equity	8	(23,94,593.30)	(12,19,912.49)
Total equity		(23,84,593.30)	(12,09,912.49)
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Borrowings	9	1,87,30,472.92	1,20,47,921.46
(ii) Others	10	18,097.56	-
Total non-current liabilities		1,87,48,570.48	1,20,47,921.46
Current liabilities			
Financial liabilities			
(i) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises and	11	-	-
(b) Total outstanding dues to creditors other than micro enterprises and small enterprises	11	4,687.50	1,939.70
(ii) Other financial liabilities	12	5,58,828.31	6,43,477.84
Current tax liabilities		362.73	
Other current liabilities	13	57,836.59	21,382.56
Total current liabilities		6,21,715.13	6,66,800.10
TOTAL EQUITY AND LIABILITIES		1,69,85,692.31	1,15,04,809.07

Material Accounting Policies

Notes to the Financial Statements

The notes referred to above form an integral part of the 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 Airport Hotel Private Limited

(CIN No.U55101MH2022PTC388704)

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Director

(DIN. 02976637)

Nitin Khanna

Director

(DIN. 06642832)

Mumbai

13 May 2026

Mumbai

13 May 2026

Mumbai

13 May 2026

Chalet Airport Hotel Private Limited

Statement of Profit and Loss for the period ended 31 March 2026

		Rs. in Hundreds
	For the year ended	For the year ended
	31 March 2026	31 March 2025
Revenue		
Other income	14 3,01,572.14	1,99,779.05
Total income (A)	3,01,572.14	1,99,779.05
Expenses		
Other expenses	15 35,512.99	6,820.87
Total expenses (B)	35,512.99	6,820.87
Earnings before interest, depreciation, amortisation and tax (EBITDA) (C) (A-B)	2,66,059.15	1,92,958.18
Finance costs	16 14,40,374.66	9,12,546.37
(Loss) before income tax (D)	(11,74,315.51)	(7,19,588.19)
Tax expense (E)	365.30	(3,976.06)
Current tax	17 365.30	(3,976.06)
(Loss) for the year (F) (D-E)	(11,74,680.81)	(7,15,612.13)
Other comprehensive (expense)		
<u>Items that will not be reclassified to profit or loss</u>		
Remeasurements of the defined benefit plans	-	-
Income tax Credit on above	-	-
Other comprehensive (expense) for the year, net of tax (G)	-	-
Total comprehensive income / (expense) for the year (H) (F+G)	(11,74,680.81)	(7,15,612.13)
Earnings per equity share (Face value of Rs 10 each)		
Basic	18 (1,174.68)	(715.61)
Diluted	18 (1,174.68)	(715.61)
Material Accounting Policies	1	
Notes to the Financial Statements	2 - 28	

The notes referred to above form an integral part of the 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 Airport Hotel Private Limited
(CIN No. U55101MH2022PTC388704)

Suhas Pai
Partner
Membership No. 119057

Mumbai
13 May 2026

Shwetank Singh
Director
(DIN. 02976637)

Mumbai
13 May 2026

Nitin Khanna
Director
(DIN. 06642832)

Mumbai
13 May 2026

Chalet Airport Hotel Private Limited

Statement of Changes in Equity

as at 31 March 2026

(a) Equity share capital

Rs. in Hundreds

	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the reporting year	10,000.00	10,000.00
Balance at the end of the reporting year	10,000.00	10,000.00

(b) Other equity

Attributable to the owners of the Company

	Others (Note 8)	Retained earnings	Total
Balance as at 1 April 2025	55,046.63	(12,74,959.12)	(12,19,912.49)
Balance at the beginning of the current reporting period	55,046.63	(12,74,959.12)	(12,19,912.49)
Total comprehensive expenses for the year			
Adjustments:			
Loss for the year		(11,74,680.81)	(11,74,680.81)
Total comprehensive expense for the year	-	(11,74,680.81)	(11,74,680.81)
Balance as at 31 March 2026	55,046.63	(24,49,639.93)	(23,94,593.30)
Balance as at 1 April 2024	55,046.63	(5,59,346.99)	(5,04,300.36)
Balance at the beginning of the current reporting period	55,046.63	(5,59,346.99)	(5,04,300.36)
Total comprehensive expenses for the year	-	-	-
Loss for the year	-	(7,15,612.13)	(7,15,612.13)
Total comprehensive expense for the year	-	(7,15,612.13)	(7,15,612.13)
Balance as at 31 March 2025	55,046.63	(12,74,959.12)	(12,19,912.49)

The notes referred to above form an integral part of the 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 Airport Hotel Private Limited

(CIN No.U55101MH2022PTC388704)

Suhas Pai

Partner

Membership No. 119057

Shwetank Singh

Director

(DIN. 02976637)

Nitin Khanna

Director

(DIN. 06642832)

Mumbai

13 May 2026

Mumbai

13 May 2026

Mumbai

13 May 2026

Chalet Airport Hotel Private Limited

Statement of Cash Flows

for the year ended 31 March 2026

	For the year ended 31 March 2026	For the year ended 31 March 2025
A. CASH FLOW FROM OPERATING ACTIVITIES :		
(Loss) before tax	(11,74,315.51)	(7,19,588.19)
Adjustments for :		
Interest income from instruments measured at amortised cost	(3,00,169.83)	1,99,779.05
Finance costs	14,40,374.66	9,12,546.37
Unrealised exchange loss	9,939.51	-
Total	11,50,144.34	11,12,325.42
Operating Profit before working capital changes	(24,171.17)	3,92,737.23
Adjustments		
Decrease in trade receivables and current and non-current assets	1,21,120.59	(24,94,251.91)
Increase in trade payables and current and non-current liabilities	39,201.84	8,157.75
Total	1,60,322.43	(24,86,094.16)
Income Taxes (net of refund)	7,874.59	(500.00)
NET CASH GENERATED FROM/(USED IN) OPERATING ACTIVITIES (A)	1,44,025.85	(20,93,856.93)
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment (including capital work in progress, capital creditors and capital advances)	(53,19,369.94)	(9,16,132.05)
Sale of property, plant and equipment	-	-
Interest income received	2,97,803.63	(1,99,779.05)
Fixed deposits matured / (placed) (net)	(3,45,500.00)	(18,82,841.16)
NET CASH (USED IN) INVESTING ACTIVITIES (B)	(53,67,066.31)	(29,98,752.26)
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Intercompany Deposit taken	66,71,000.00	53,05,000.00
Interest and finance charges paid	(14,28,823.20)	(2,21,716.85)
NET CASH GENERATED FROM FINANCING ACTIVITIES (C)	52,42,176.80	50,83,283.15
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	19,136.34	(9,326.04)
CASH AND CASH EQUIVALENTS - OPENING BALANCE	4,607.11	13,933.15
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	23,743.45	4,607.11

1 Reconciliation of cash and cash equivalents with the balance sheet

	As at 31 March 2026	As at 31 March 2025
Cash and cash equivalents (refer Note 5 A)	23,743.45	4,607.11
Cash and cash equivalents as per statement of cash flows	23,743.45	4,607.11

3 The movement of borrowings as per Ind AS 7 is as follows:

	For the year ended 31 March 2026	For the year ended 31 March 2025
Opening borrowings	1,20,47,921.46	60,52,091.93
Intercompany Deposit taken (refer note 25)	66,71,000.00	53,05,000.00
Interest accrued	11,551.46	6,90,829.52
	1,87,30,472.92	1,20,47,921.46

The notes referred to above form an integral part of the 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 Airport Hotel Private Limited
(CIN No. U55101MH2022PTC388704)

Suhas Pai
Partner
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Mumbai
13 May 2026

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13 May 2026

Nitin Khanna
Director
(DIN. 06642832)

Mumbai
13 May 2026

Chalet Airport Hotel Private Limited

Notes to the financial statements for the year ended 31 March 2026

1.1 Background

Chalet Airport Hotel Private Limited ('the Company') was incorporated as Private Limited Company on August 18, 2022. The registered office of the Company is situated at Raheja Tower, Plot No. C-30, Block G,, Bandra Kurla Complex, Bandra East, Mumbai, Mumbai City, Maharashtra, India, 400051.

1.2 Authorization of financial statements:

The financial statements for the year 01 April, 2025 to 31 March, 2026, were approved and authorised for issue by the Board of Directors on 13 May, 2026.

1.3 Basis of Preparation of financial statements:

Compliance with Ind AS

The Balance Sheet of the Company as at 31 March, 2026 and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash flows for the year ending 31 March, 2026 and Notes to the Financial Statements (together referred as 'Financial Statements') has been prepared under Indian Accounting Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended, and other accounting principles generally accepted in India, as a going concern on accrual basis. These Financial Statements of the Company for the year ended 31 March 2026 are approved by the Company's Board of Directors on 13 May 2026.

Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- certain financial assets and liabilities (including Security Deposits received) that are measured at fair value;

(a) Functional and Presentation Currency:

The 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 upto 2 decimals, 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.

(b) Current / non-current classification:

Based on the time involved between the acquisition of assets for processing and their realisation 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.

(c) Use of estimates and judgements

The estimates and judgments used in the preparation of the financial statements are continuously evaluated by the Company and are based on historical experience and various other assumptions and factors (including expectations of future events) that the Company believes to be reasonable under the existing circumstances. Differences between actual results and estimates are recognised in the period in which the results are known / materialised.

The said estimates are based on the facts and events, that existed as at the reporting date, or that occurred after that date but provide additional evidence about conditions existing as at the reporting date.

1.4 Material Accounting Policies:

This note provides a list of the material accounting policies adopted in the presentation of these financial statements.

(a) Impairment of non-financial assets

Carrying amount of property, plant and equipment, intangible assets and investments in subsidiaries, and associates (which are carried at cost) are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or group of assets (cash-generating units).

Non-financial assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at the end of each reporting period. When an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit and loss.

(b) Cash and cash equivalents

In the cash flow statements, cash and cash equivalents include cash in hand, cheques on hand and balances with banks in current account.

(c) Financial instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

Initial recognition and measurement - Financial Assets and Financial Liabilities

Financial assets and/or financial liabilities are recognised when the Company becomes party to a contract embodying the related financial instruments. All financial assets, financial liabilities are initially measured at fair value. Transaction costs that are attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from as the case may be, the fair value of such assets or liabilities, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in Statement of Profit or Loss.

Classification and subsequent measurement of financial assets

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income ("FVTOCI") or fair value through profit or loss ("FVTPL") on the basis of following:

- The entity's business model for managing the financial assets and
- The contractual cash flow characteristics of the financial asset.

Amortised cost:

A financial asset is classified and measured at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

FVTOCI:

A financial asset is classified and measured at FVTOCI if both of the following conditions are met:

- The financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

FVTPL:

A financial asset is classified and measured at FVTPL unless it is measured at amortised cost or at FVTOCI.

Impairment of financial assets:

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

Notes to the financial statements for the year ended 31 March 2026

Classification and Subsequent measurement: Financial Liabilities

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts.

Financial Liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is held for trading or are designated upon initial recognition as FVTPL.

Gains or losses on financial liabilities held for trading are recognised in the Statement of Profit and Loss.

Other Financial Liabilities

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Derecognition of Financial Assets and Financial Liabilities

The Company de-recognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred. If the Company enters into transactions whereby it transfers assets recognised on its balance sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires.

(d) **Interest Income**

For all financial instruments measured at amortised 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 Statement of Profit or Loss.

(e) **Taxes on income**

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'Profit before tax' as reported in profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax basis used in the computation of taxable profits. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

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

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the company expects, at the end of the reporting period, to recover the carrying amount of its assets and liabilities.

Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

(f) **Earnings per share (EPS)**

Basic earnings per share

Basic earnings per share is calculated by dividing:

- The profit attributable to owners of the Company
- By the weighted average number of equity shares outstanding during the financial year, adjusted for bonus elements in equity shares

Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- The after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- The weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

Chalet Airport Hotel Private Limited

Notes to the financial statements for the year ended 31 March 2026

(g) **Provisions, Contingent Liabilities and Contingent Assets**

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event; it is probable that the Company will be required to settle the present obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risk and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material).

Contingent liabilities are stated separately by way of a note. Contingent Liabilities are disclosed when the Company has a possible obligation or a present obligation and it is not probable that a cash outflow will be required to settle the obligation. Contingent Assets are neither recognised nor disclosed.

(h) **Standards issued but not yet effective**

Ind AS 1 - Presentation of Financial Statements

For accounting periods beginning on or after 1 April 2026, when an entity breaches any covenant of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand, it classifies the liability as current, even if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach. An entity classifies the liability as current because, at the end of the reporting period, it does not have the right to defer its settlement for at least 12 months after that date.

However, an entity classifies the liability as non-current if the lender agreed by the end of the reporting period to provide a period of grace ending at least 12 months after the reporting period, within which the entity can rectify the breach and during which the lender cannot demand immediate repayment.

This amendment is to be applied retrospectively for annual reporting periods beginning on or after 1 April 2026, in accordance with Ind AS 8, Accounting Policies, accounting Estimates and Errors.

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Note 2

Capital work-in-progress

1) Details of capital work-in-progress

Rs. in Hundreds

Particulars	31 March 2026	31 March 2025
Opening balance	26,67,340.78	13,59,455.77
Add: Additions during the year	38,15,781.16	13,07,885.01
Closing Balance	64,83,121.94	26,67,340.78

2) Capital work in progress (CWIP) Ageing Schedule

As at 31 March 2026

Rs. in Hundreds

Particulars	Capital work in progress ageing schedule as at 31 March 2026				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress*-Hotel Unit	38,15,781.16	13,07,885.01	7,35,178.04	6,24,277.73	64,83,121.94
Total	38,15,781.16	13,07,885.01	7,35,178.04	6,24,277.73	64,83,121.94

As at 31 March 2025

Particulars	Capital work in progress ageing schedule as at 31 March 2025				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress*-Hotel Unit	13,07,885.01	7,35,178.04	6,24,277.73	-	26,67,340.78
Total	13,07,885.01	7,35,178.04	6,24,277.73	-	26,67,340.78

* The above mentioned Project in progress pertains to the construction of a hotel and is anticipated to commence its operations within the forthcoming year.

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Particulars	Rs. in Hundreds	
	As at 31 March 2026	As at 31 March 2025
Note 3		
Other non-current financial assets		
<i>(Unsecured, considered good)</i>		
<i>To other than related parties</i>		
Deposits		
Security deposits - others	38,16,307.50	35,13,903.87
	<u>38,16,307.50</u>	<u>35,13,903.87</u>
Note 4		
Other non-current assets		
<i>(Secured, unsecured, considered good)</i>		
<i>To other than related parties</i>		
<i>(Unsecured, considered good)</i>		
Capital advances	14,37,036.80	-
Deferred finance expenses	48,48,478.56	53,05,882.20
	<u>62,85,515.36</u>	<u>53,05,882.20</u>
Note 5 A		
Cash and cash equivalents		
Balance with banks		
- Current accounts	23,743.45	4,607.11
	<u>23,743.45</u>	<u>4,607.11</u>
Note 5 B		
Other bank balances		
In term deposit accounts (others)	3,47,866.20	-
	<u>3,47,866.20</u>	<u>-</u>
- Includes accrued interest of Rs. 2,366.20 in Hundreds (31 March 2025 : Nil)		
Note 6		
Other current assets		
<i>(Unsecured, considered good)</i>		
<i>To other than related parties</i>		
Advance to suppliers	257.92	5,197.95
Prepayment	28,879.94	-
	<u>29,137.86</u>	<u>5,197.95</u>

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued) as at 31 March 2026

Note 7

Share capital

(a) Details of the authorised, issued, subscribed and fully paid-up share capital as below:

Particulars	Rs. in Hundreds	
	31 March 2026	31 March 2025
(i) Authorised		
100,000 (31 March 2025: 100,000) equity shares of the par value of Rs.10.00 each	10,000.00	10,000.00
(ii) Issued, subscribed and paid-up		
100,000 (31 March 2025: 100,000) equity shares of the par value of Rs.10.00 each	10,000.00	10,000.00
Total	10,000.00	10,000.00

(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year:

Particulars	31 March 2026		31 March 2025	
	Number	Amount	Number	Amount
Equity shares				
Number of equity shares outstanding at the beginning of the year	1,00,000	10,000.00	1,00,000	10,000.00
Add:				
Fresh issue	-	-		
Number of equity shares outstanding at the end of the year	1,00,000	10,000.00	1,00,000	10,000.00

(c) Registered shareholder holding more than 5% equity shares in the Company is set out below:

Particulars	31 March 2026		31 March 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Chalet Hotels Limited	1,00,000	100	1,00,000	100
	1,00,000	100	1,00,000	100

(d) Shares held by holding company

Particulars	31 March 2026		31 March 2025	
	No. of Shares held	% of Holding	No. of Shares held	% of Holding
Equity shares of Rs. 10 each, fully paid-up are held by:				
Holding company				
Chalet Hotels Limited	1,00,000	100	1,00,000	100
	1,00,000	100	1,00,000	100

(e) Rights, preferences and restrictions attached to equity shares.

The Company has a single class of equity shares. Each shareholder is eligible for one vote per share held. The equity shareholders are eligible for dividend when recommended by the Board of Directors and approved by the Shareholders. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

(f) Details of shares held by promoters

As at 31 March 2026

	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 Rs 10 each fully paid	Chalet Hotels Limited	1,00,000	-	1,00,000	100%	0%
Total Number of Equity Shares		1,00,000	-	1,00,000		
Total Number of Equity Shares				1,00,000		

As at 31 March 2025

	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 Rs 10 each fully paid	Chalet Hotels Limited	-	1,00,000	1,00,000	100%	100%
Total		-	1,00,000	1,00,000		
Total Number of Equity Shares				1,00,000		

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Note 8	Rs. in Hundreds	
	As at 31 March 2026	As at 31 March 2025
Other equity		
Others		
Balance at the beginning of the year	55,046.63	55,046.63
At the end of the year	<u>55,046.63</u>	<u>55,046.63</u>
Retained earnings		
Balance at the beginning of the year	(12,74,959.12)	(5,59,346.99)
Add:(Loss) for the year	(11,74,680.81)	(7,15,612.13)
At the end of the year	<u>(24,49,639.93)</u>	<u>(12,74,959.12)</u>
	<u>(23,94,593.30)</u>	<u>(12,19,912.49)</u>
Nature and purpose of reserves		
Others		
Others comprises of the impact of loan free taken from holding company as on 31 March 2026		
Retained earnings		
Retained earnings represents surplus/accumulated earnings of the Company and are available for distribution to shareholders		

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)
as at 31 March 2026

Rs. in Hundreds

Note 9
Long-term borrowings

Particulars	As at 31 March 2026	As at 31 March 2025
Borrowings		
Unsecured		
From related parties (refer note 25)*	1,87,30,472.92	1,20,47,921.46
	1,87,30,472.92	1,20,47,921.46

*includes interest accrued on loans Rs.11,75,472.92 in Hundreds (31 March 2025 Rs.11,63,921.46 in Hundre

A) Terms of repayment

From Related Parties					
Particulars	Sanction Amount	Carrying rate of Interest	Carrying rate of Interest	Repayment/ Modification of terms	Security Details
	(Rs. in hundreds)	As at 31 March 2026	As at 31 March 2025		
From Related Parties					
Chalet Hotels Limited	3,50,00,000.00	9.56%-8.46% p.a	9.67%-9.46% p.a	Repayable on demand	Unsecured

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Rs. in Hundreds

As at
31 March 2026

As at
31 March 2025

Note 10

Other non-current financial liabilities

Retention money

18,097.56 -

18,097.56 -

Note 11

Trade payables

Total outstanding dues of micro enterprises and small enterprises and

- -

Total outstanding dues to creditors other than micro enterprises and small enterprises

4,687.50 1,939.70

4,687.50 1,939.70

Trade payable Ageing Schedule

Particulars

Outstanding for following periods from due date of Invoice/Accrual

Total

Total outstanding dues of micro enterprises and small enterprises

- -

Total outstanding dues of creditors other than micro enterprises and small enterprises

4,655.18 - 32.32 - - -

Disputed dues of micro enterprises and small enterprises

- -

Disputed dues of creditors other than micro enterprises and small enterprises

- -

Total

4,655.18 - 32.32 - - -

4,687.50

As at

31 March 2025

Outstanding for following periods from due date of Invoice/Accrual

Total

Particulars

Total outstanding dues of micro enterprises and small enterprises

- - 1,939.70 - - -

1,939.70

Total outstanding dues of creditors other than micro enterprises and small enterprises

- -

-

Disputed dues of micro enterprises and small enterprises

- -

-

Disputed dues of creditors other than micro enterprises and small enterprises

- -

-

Total

- - 1,939.70 - - -

1,939.70

Note 12

Current - Other financial liabilities

Creditors for capital expenditure

75,639.71 19,482.19

- Total outstanding dues of micro enterprises and small enterprises and (Refer Note 20)

3,62,379.97 6,20,046.07

- Total outstanding dues to creditors other than micro enterprises and small enterprises

1,20,808.63 3,949.58

Retention payable

5,58,828.31 6,43,477.84

Note 13

Other current liabilities

Statutory dues payable*

57,836.59 21,382.56

57,836.59 21,382.56

*Statutory dues payable includes ESIC, TDS payable, provident fund payable, indirect taxes payable etc.

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

for the period ended 31 March 2026

Rs. in Hundreds

Particulars

For the year ended
31 March 2026

For the year ended
31 March 2025

Note 14

Other income

Interest income from instruments measured at amortised cost	3,00,169.83	1,99,779.05
Interest on income tax refund	322.22	-
Miscellaneous income	1,080.09	-
	3,01,572.14	1,99,779.05

Note 15

Other expenses

Travelling and conveyance expenses	126.32	10.26
Repairs and maintenance		
- Buildings	0.12	-
Rates and taxes	-	343.97
Legal and professional charges	2,223.81	420.00
Loss on foreign exchange fluctuation	9,939.51	1,896.57
Payment to auditors (Refer Note 21)	5,460.41	2,478.00
Loss on sale of discarded item	15,718.02	-
Miscellaneous expenses	2,044.80	1,672.07
	35,512.99	6,820.87

Note 16

Finance costs

Interest expenses	14,34,144.66	9,12,546.37
Other borrowing cost	6,230.00	-
	14,40,374.66	9,12,546.37

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)
as at 31 March 2026

Note 17 Tax expense

Rs. in Hundreds

(a) Amounts recognised in Statement of Profit and Loss

Current income tax expense	For the year ended 31 March 2026	For the year ended 31 March 2025
Current tax		
Current year	365.30	(3,976.06)
Tax charge/ (credit) for the year	365.30	(3,976.06)

(c) Reconciliation of effective tax rate

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(Loss) before tax	(11,74,315.51)	(7,19,588.19)
Group's domestic tax rate	26%	26%
Tax using the Company's domestic tax rate	(3,05,322.03)	(1,87,092.93)
Tax effect of:		
Expenses not allowed under tax	3,05,405.81	1,83,116.87
	83.78	(3,976.06)

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)
for the period ended 31 March 2026

Note 18

Earnings Per Share (EPS) (IND AS 33)

Rs. in Hundreds

Particulars	31 March 2026	31 March 2025
(Loss) attributable to equity shareholders	(11,74,680.81)	(7,15,612.13)
Calculation of weighted average number of equity shares		
Number of shares at the beginning of the year	1,00,000.00	1,00,000.00
Number of equity shares outstanding at the end of the year	1,00,000.00	1,00,000.00
Weighted average number of equity shares outstanding during the year	1,00,000.00	1,00,000.00
Earnings per equity share - Continuing operations (Face value of Rs 10 each)		
Basic	(1,174.68)	(715.61)
Diluted	(1,174.68)	(715.61)

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Rs. in Hundreds

Note 19

Contingent liabilities and commitments (to the extent not provided for)

Commitments

	For the year ended 31 March 2026	For the year ended 31 March 2025
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)		
-Property, plant and equipment	1,44,95,204.01	29,95,188.58

Note 20

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.

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
The amounts remaining unpaid to micro and small enterprises as at the end of the year.		
Principal	75,639.71	19,482.19
Interest	-	1.40
The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006)	-	90.07
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting year.	-	11,281.74
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	-	1.40
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	-	-

Note 21

Payment to auditors

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Audit fees	5,000.00	2,000.00
Out of pocket expenses	460.41	478.00
Amount debited to Statement of Profit and Loss (including taxes)	5,460.41	2,478.00

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Rs. in Hundreds

Note 22

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.

31 March 2026	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
<u>Non-current financial assets</u>							
Other non-current financial assets	-	38,16,307.50	38,16,307.50	-	-	-	-
<u>Current financial assets</u>							
Cash and cash equivalents	-	23,743.45	23,743.45	-	-	-	-
Other bank balances	-	3,47,866.20	3,47,866.20	-	-	-	-
	-	41,87,917.15	41,87,917.15	-	-	-	-
<u>Non-current financial liabilities</u>							
Borrowings	-	1,87,30,472.92	1,87,30,472.92	-	-	-	-
<u>Current financial liabilities</u>							
Trade payables	-	4,687.50	4,687.50	-	-	-	-
Other financial liabilities	-	5,58,828.31	5,58,828.31	-	-	-	-
	-	1,92,93,988.73	1,92,93,988.73	-	-	-	-

31 March 2025	Carrying amount			Fair value			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
<u>Non-current financial assets</u>							
Other non-current financial assets	-	35,13,903.87	35,13,903.87	-	-	-	-
<u>Current financial assets</u>							
Cash and cash equivalents	-	4,607.11	4,607.11	-	-	-	-
	-	35,18,510.98	35,18,510.98	-	-	-	-
<u>Non-current financial liabilities</u>							
Borrowings	-	1,20,47,921.46	1,20,47,921.46	-	-	-	-
<u>Current financial liabilities</u>							
Trade payables	-	1,939.70	1,939.70	-	-	-	-
Other financial liabilities	-	6,43,477.84	6,43,477.84	-	-	-	-
	-	1,26,93,339.00	1,26,93,339.00	-	-	-	-

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Financial instruments - Fair values and risk management (Continued)

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 analyse 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 Board of Directors 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.

(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 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. There are no financial assets other than Cash and Bank balance to determine credit risk.

(a) 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.

(b) Other financial assets

Other financial assets are neither past due nor impaired.

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)
as at 31 March 2026

Rs. in Hundreds

Note 22

Financial instruments – Fair values and risk management (Continued)

(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.

31 March 2026	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
Non current, non derivative financial liabilities						
Borrowings	1,87,30,472.92	1,87,30,472.92	-	1,87,30,472.92		-
Current, non derivative financial liabilities						
Trade payables	4,687.50	4,687.50	4,687.50	-	-	-
Other current financial liabilities	5,58,828.31	5,58,828.31	5,58,828.31	-	-	-
Total	1,92,93,988.73	1,92,93,988.73	5,63,515.81	1,87,30,472.92	-	-

31 March 2025	Contractual cash flows					
	Carrying amount	Total	Less than 1 year	1-2 years	2-5 years	More than 5 years
Non-derivative financial liabilities						
Non current, non derivative financial liabilities						
Borrowings	1,20,47,921.46	1,20,47,921.46	-	1,20,47,921		-
Current, non derivative financial liabilities						
Trade payables	1,939.70	1,939.70	1,939.70	-	-	-
Other current financial liabilities	6,43,477.84	6,43,477.84	6,43,477.84	-	-	-
Total	1,26,93,339.00	1,26,93,339.00	6,45,417.54	1,20,47,921.46	-	-

The gross outflows / (inflows) disclosed in the above table represent the contractual undiscounted cash flows relating to derivative financial liabilities held for risk management purposes and which are not usually closed out before contractual maturity. The disclosure shows net cash flow amounts for derivatives that are net cash-settled and gross cash inflow and outflow amounts for derivatives that have simultaneous gross cash settlement.

(D) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instruments fluctuate because of change in market prices. The Company has insignificant exposure to market risk as it is debt from parent company and does not have an exposure to foreign currency transactions.

(E) Currency risk

There is no currency risk to the Company since there are no foreign currency transactions.

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Rs. in Hundreds

Note 22

Financial instruments – Fair values and risk management (Continued)

(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 Company 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

31 March 2026	NIL
31 March 2025	NIL

Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments is as follows.

Particulars	Carrying amount	
	March 31, 2026	March 31, 2025
Variable-rate instruments		
<i>Non current borrowings</i>		
Loans from related parties	1,87,30,472.92	1,20,47,921.46
Total	1,87,30,472.92	1,20,47,921.46
TOTAL	1,87,30,472.92	1,20,47,921.46

Fair value sensitivity analysis for fixed-rate instruments

The Company's fixed rate borrowings are carried at amortised 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 capitalised to property, plant & equipment, the impact indicated below may affect the Company's income statement over the remaining life of the related property, plant & equipment.

Particulars	Profit or loss before tax	
	100 bps increase	100 bps decrease
31 March 2026	(1,87,304.73)	1,87,304.73
31 March 2025	(1,20,479.21)	1,20,479.21

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued) as at 31 March 2026

Rs. in Hundreds

Note 23

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:

Particulars	March 31, 2026	March 31, 2025
Total borrowings	1,87,30,472.92	1,20,47,921.46
Less: Cash and cash equivalents	23,743.45	4,607.11
Less: Bank deposits	3,47,866.20	-
Adjusted net debt	1,83,58,863.27	1,20,43,314.35
Total equity	(23,84,593.30)	(12,09,912.49)
Adjusted net debt to adjusted equity ratio	(7.70)	(9.95)

Note 24

Segment reporting

(i) The Company is exclusively engaged in the business of "hotel services". This in the context of Indian Accounting Standard (Ind AS 108) "Operating Segment", constitutes single primary segment.

(ii) There is no geographical segment to be reported since all the operations are undertaken in India.

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at March 31, 2026

Note 25

Related Party Disclosures

Disclosures as required by the Indian Accounting Standard (Ind AS) 24 – “Related Party Disclosures” are made below:

List of related parties

Relationship	Name of party 31 March 2026
Holding Company	Chalet Hotels Limited
Key Managerial Personnel / Relative (KMP)	Sanjay Sethi (Upto 31 January 2026) Shwetank Singh (From 01 February 2026) Nitin Khanna, Director Karuna Nasta, Director
Enterprises Controlled / Jointly controlled by KMP	The Dukes Retreat Private Limited Sonmil Industries Private Limited Chalet Hotels & Properties (Kerala) Private Limited Mahananda Spa and Resorts Private Limited Ayushi and Poonam Estates LLP

Relationship	Name of party 31 March 2025
Holding Company	Chalet Hotels Limited
Key Managerial Personnel / Relative (KMP)	Sanjay Sethi, Director Milind Wadekar, Director (Upto 30 June 2024) Nitin Khanna, Director (From 01 July 2024) Karuna Nasta, Director
Enterprises Controlled / Jointly controlled by KMP	The Dukes Retreat Private Limited Sonmil Industries Private Limited Chalet Hotels & Properties (Kerala) Private Limited Mahananda Spa and Resorts Private Limited (w.e.f. 11 February 2025) Ayushi and Poonam Estates LLP

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at March 31, 2026

Related party disclosures, as required by Indian Accounting Standard 24 (Ind AS 24) are given below:

Note 25

Related party disclosures for the year ended 31 March 2026

Rs. in Hundreds

Significant transactions with material related parties for year ended 31 March 2026			
Particulars	Holding company	Key Management Personnel / Relative/Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
Loans Borrowed			
Chalet Hotels Limited	66,71,000.00	-	-
	66,71,000.00	-	-
Interest Expenses			
Chalet Hotels Limited	9,76,741.01	-	-
	9,76,741.01	-	-
Interest Expenses capitalised			
Chalet Hotels Limited	3,29,340.01	-	-
	3,29,340.01	-	-
Other Expenses (BSS) -capitalised			
Chalet Hotels Limited	3,00,000.00	-	-
	3,00,000.00	-	-
Salaries and Professional fees capitalised			
Chalet Hotels Limited	63,138.60	-	-
	63,138.60	-	-
Loan payable			
Chalet Hotels Limited	1,75,55,000.00	-	-
	1,75,55,000.00	-	-
Interest Payable			
Chalet Hotels Limited	11,75,472.92	-	-
	11,75,472.92	-	-
Trade payable			
Chalet Hotels Limited	68,189.69	-	-
	68,189.69	-	-
All the above transactions are to be settled in cash within 12 months of the reporting date. None of the balances are secured.			

Related party disclosures for Year ended 31 March 2025

Significant transactions with material related parties for year ended 31 March 2025			
Particulars	Holding company	Key Management Personnel / Relative/Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
Loans Borrowed			
Chalet Hotels Limited	53,05,000.00	-	-
	53,05,000.00	-	-
Interest Expenses			
Chalet Hotels Limited	7,67,588.37	-	-
	7,67,588.37	-	-
Other Expenses (BSS) capitalised			
Chalet Hotels Limited	3,00,000.00	-	-
	3,00,000.00	-	-
Loan payable			
Chalet Hotels Limited	1,08,84,000.00	-	-
	1,08,84,000.00	-	-
Interest Payable			
Chalet Hotels Limited	11,63,921.46	-	-
	11,63,921.46	-	-
Trade payable			
Chalet Hotels Limited	5,67,000.00	-	-
	5,67,000.00	-	-

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Note 26

Ratio Analysis and its elements

Ratio	Numerator	Denominator	31 March 2026	31 March 2025	% change	Reason for variance
Current ratio	Current Assets	Current Liabilities	0.64	0.01	4284%	Increase due to higher current assets, mainly cash & bank balances from intercompany deposits, improving liquidity.
Debt- Equity Ratio	Total Debt	Shareholder's Equity	(7.85)	(9.96)	-21%	
Debt Service Coverage ratio	EBITDA	Interest	0.18	0.21	-13%	
Trade Payable Turnover Ratio	Total Expenses - Notional expenses	Average Trade Payables	10.72	2.39	349%	The increase in trade payable turnover ratio from 2.39 to 10.72 is mainly due to reduction in average trade payables and/or higher utilisation during the year, consistent with increased construction activity and Capital work in progress.
Net Profit ratio	Net Profit	Total Income	-	-	NA	
Return on Capital Employed	EBITDA	Average Capital Employed	0.02	0.02	-17%	NA

Chalet Airport Hotel Private Limited

Notes to the Financial Statements (Continued)

for the period ended 31 March 2026

Note 27

As at 31 March 2026, the Company's paid up capital and reserves were Rs. 10,000.00 hundreds and correspondingly, the Company's accumulated losses aggregated Rs 2,394,593.30 hundreds. (31 March 2025 : Rs 1,219,912.49 hundreds). The Company was incorporated on 18 August 2022 after an successful bid invited by Delhi International Airport Limited ("DIAL") for grant to develop, finance, operate, manage and maintain a hotel strategically situated within walking distance of Terminal 3 Indira Gandhi International (IGI) Airport. Based on internal estimates the Company expects to start generating revenues in the future and currently, based on the support, as required, from Chalet Hotels Limited, the holding company, the Company will be able to continue operations on a going concern basis and meet all its liabilities as they fall due for payment in the foreseeable future. The financial statements, therefore, do not include any adjustments relating to recoverability and classification of assets and classification of liabilities that may be necessary of the Company was unable to continue as going concern.

Note 28

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

iii) The Company have 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

iv) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

v) The Company do not have any transactions with companies struck off

vi) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

vii) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.

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 Airport Hotel Private Limited

(CIN No.U55101MH2022PTC388704)

Suhas Pai

Partner

Membership No. 119057

Mumbai

13 May 2026

Shwetank Singh

Director

(DIN. 02976637)

Mumbai

13 May 2026

Nitin Khanna

Director

(DIN. 06642832)

Mumbai

13 May 2026