

Independent Auditor's Report

To the Members of Chalet Hotels & Properties (Kerala) Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Chalet Hotels & Properties (Kerala) 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.

Material Uncertainty Related to Going Concern

We draw attention to Note 25 to the financial statements, which indicates that the Company is conducting a feasibility study of its sole project as at the year end. The future business plan of the Company will be prepared based on the outcome of the feasibility study. As stated in Note 25, these events or conditions, along with other matters as set forth in Note 25, indicate that a material uncertainty exists that may cast a significant doubt on the Company's ability to continue as a going concern.

Our opinion is not modified in respect of this matter.

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

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 Hotels & Properties (Kerala) Private Limited

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.

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.

Independent Auditor's Report (Continued)

Chalet Hotels & Properties (Kerala) Private Limited

Report on Other Legal and Regulatory Requirements

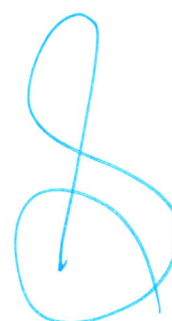
1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- 2 A. As required 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 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. The matter described in the Material Uncertainty Related to Going Concern paragraph above, in our opinion, may have an adverse effect on the functioning of the Company.
 - f. 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.
 - g. 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.
 - h. 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, as disclosed in the Note 24(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, as disclosed in the Note 24(ii) to the financial statements, no funds have been received by the Company from

Independent Auditor's Report (Continued)

Chalet Hotels & Properties (Kerala) Private Limited

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, the Company has used accounting software for maintaining of books of account, which 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 1 April 2025 to 31 March 2026.
 - 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 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.



Independent Auditor's Report (Continued)
Chalet Hotels & Properties (Kerala) Private Limited

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

Date: 12 May 2026

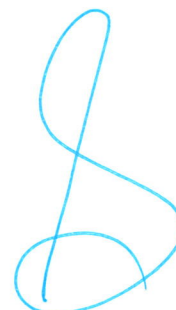
Membership No.: 119057

ICAI UDIN:26119057LHBBUY7287

Annexure A to the Independent Auditor's Report on the Financial Statements of Chalet Hotels & Properties (Kerala) 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 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 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 of the records of the Company, the Company does not own any Property, Plant and Equipment. Accordingly clause 3(i)(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) The Company is a service company. Accordingly, it does not hold any physical inventories. Accordingly, clause 3(ii)(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 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.



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

(Rs. in hundreds)

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount during the year				
Subsidiaries*				
Joint ventures*	-	-	-	-
Associates*	-	-	-	-
Others	-	-	-	-
	-	-	-	-
Balance outstanding as at balance sheet date				
Subsidiaries*				
Joint ventures*	-	-	-	-
Associates*	-	-	-	-
Others*	-	-	-	-
	500,000	-	-	-

*As per the Companies Act, 2013

- (c) 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 given any loans and advance in the nature of loan to any party during the period. Accordingly, clause 3(iii)(c) of the Order is not applicable to the Company.
- (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 given any loans and advance in the nature of loan to any party during the period. Accordingly, clause 3(iii)(d) of the Order is not applicable to the Company.
- (e) 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 given any loans and advance in the nature of loan to any party during the period. Accordingly, clause 3(iii)(e) of the Order is not applicable to the Company.
- (f) 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 given any loans and advance in the nature of loan to any party during the period. Accordingly, clause 3(iii)(f) of the Order is 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

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

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 of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues have been regularly deposited by the Company 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 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, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs 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) Loans amounting to Rs. 1,246,998 (in hundreds) are repayable on demand and terms and conditions for payment of interest thereon have not been stipulated. According to the information and explanations given to us, such loans and interest thereon have not been demanded for repayment during the relevant financial year.
- (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, the Company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.
- (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)(f) 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

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

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) Based on the information and explanations provided to us, the Company does not have a vigil mechanism and is not required to have a vigil mechanism as per the Act or SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- (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 91,061 (in hundreds) in the current financial year and Rs. 70,816 (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) We draw attention to Note 2.4 to the financial statements, which indicates that the Company has incurred a net loss of Rs. 91,061 (in hundreds) during the year ended 31 March 2026 and, as of that date, the Company's net worth is fully eroded and that the current liabilities exceed its current assets by Rs. 621,969 (in hundreds). As explained in the aforesaid note, As per the management, the Company continues to enjoy support from the shareholder. Based on aforesaid assessment, management believes that as per estimates made conservatively, the Company will continue as a going concern.. On the basis of the above and according to the

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

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, the aforesaid events or conditions indicate that a material uncertainty exists as on the date of the audit report regarding whether the Company is 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. However, Chalet Hotels Limited, the Holding Company, has given a letter that it would continue to provide financial support to the Company in the foreseeable future to meet its obligations.

- (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

Date: 12 May 2026

Membership No.: 119057

ICAI UDIN:26119057LHBBUY7287

Annexure B to the Independent Auditor's Report on the financial statements of Chalet Hotels & Properties (Kerala) 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)(h) 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 Hotels & Properties (Kerala) 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

Annexure B to the Independent Auditor's Report on the financial statements of Chalet Hotels & Properties (Kerala) Private Limited for the year ended 31 March 2026 (Continued)

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.

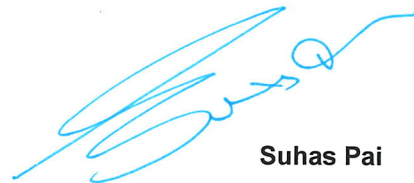
Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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 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

Date: 12 May 2026

Membership No.: 119057

ICAI UDIN:26119057LHBBUY7287

Chalet Hotels & Properties (Kerala) Private Limited

Balance Sheet

as at 31 March 2026

ASSETS

Non-current assets

Capital work-in-progress
Non-current tax assets (net)
Other non-current assets

Total non-current assets

Current assets

Financial assets

(i) Cash and cash equivalents
(ii) Bank balances other than (i) above

Total current assets

TOTAL ASSETS

EQUITY AND LIABILITIES

Equity

Equity share capital

Other equity

Total equity

Liabilities

Non-current liabilities

Financial liabilities

Total non-current liabilities

Current liabilities

Financial liabilities

(i) Borrowings

(ii) Trade payables

(a) Total outstanding dues of micro enterprises and small enterprises and

(b) Total outstanding dues to creditors other than micro enterprises and small enterprises

Other current liabilities

Total current liabilities

TOTAL EQUITY AND LIABILITIES

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

Suhas Pai

Partner

Membership No. 119057

Mumbai

12 May 2026

Note	(Rs. in hundreds)	
	As at 31 March 2026	As at 31 March 2025
2	-	-
3	3,579.24	6,277.08
	11,101.44	11,101.44
	14,680.68	17,378.52
4 A	1,26,689.45	73,509.06
4 B	5,01,752.88	5,02,173.97
	6,28,442.33	5,75,683.03
	6,43,123.01	5,93,061.55
5	27,78,777.00	27,78,777.00
6	(33,86,065.09)	(32,95,003.96)
	(6,07,288.09)	(5,16,226.96)
	-	-
8	12,46,997.87	11,05,381.99
9	911.40	1,006.06
9	1,215.36	921.08
10	1,286.47	1,979.38
	12,50,411.10	11,09,288.51
	6,43,123.01	5,93,061.55

1
2- 25

For and on behalf of the Board of Directors of
Chalet Hotels & Properties (Kerala) Private Limited
(CIN No. U55101KL2006PTC020125)

Gaurav Singh
Director
(DIN 10702555)

Nitin Khanna
Director
(DIN 06642832)

Pravin Ingale
Chief Financial Officer

Saurabh Bandekar
Company Secretary
(Membership No. A60746)

Mumbai
12 May 2026

Mumbai
12 May 2026

Chalet Hotels & Properties (Kerala) Private Limited

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

			(Rs. in hundreds)
	Note	For the year ended 31 March 2026	For the year ended 31 March 2025
Income			
Revenue			
Other income	11	35,803.31	37,858.29
Total income (A)		35,803.31	37,858.29
Expenses			
Other expenses	12	27,118.52	29,533.67
Total expenses (B)		27,118.52	29,533.67
Earnings before interest and tax (EBIT) (A-B)		8,684.79	8,324.62
Finance costs	13	99,593.56	87,014.87
(Loss) before Income Tax (C)		(90,908.77)	(78,690.25)
Tax expense (D)		152.36	(7,873.79)
Current tax	7	152.36	(7,873.79)
(Loss) for the year (E) (C-D)		(91,061.13)	(70,816.46)
Other comprehensive (expense)			
A (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax Credit on above		-	-
B (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax Credit on above		-	-
Other comprehensive (expense) for the year, net of tax (F)		-	-
Total comprehensive (expense) for the year (G) (E+F)		(91,061.13)	(70,816.46)
Earnings per equity share (Face value of Rs 10 each)			
Basic	14	(0.33)	(0.25)
Diluted	14	(0.33)	(0.25)

Material Accounting Policies
Notes to the Financial Statements

1
2- 25

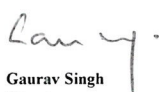
The notes referred to above form an integral part of the financial statements

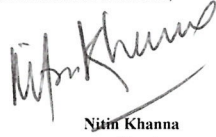
As per our audit report of even date attached

For **B S R & Co. LLP**
Chartered Accountants
Firm's Registration No. 101248W/W-100022

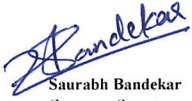
For and on behalf of the Board of Directors of
Chalet Hotels & Properties (Kerala) Private Limited
(CIN No. U55101KL2006PTC020125)


Suhas Pai
Partner
Membership No. 119057


Gaurav Singh
Director
(DIN 10702555)


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Chief Financial Officer


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Company Secretary
(Membership No. A60746)

Mumbai
12 May 2026

Mumbai
12 May 2026

Mumbai
12 May 2026

Chalet Hotels & Properties (Kerala) Private Limited

Statement of Changes in Equity as at 31 March 2026

(Rs. in hundreds)

(a) Equity share capital

	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the reporting year	27,78,777.00	27,78,777.00
Balance at the end of the reporting year	27,78,777.00	27,78,777.00

(b) Other equity	Attributable to the owners of the Company	
	Retained earnings (Note 6)	Total
Balance at 01 April 2025	(32,95,003.96)	(32,95,003.96)
Restated balance at the beginning of the current reporting period	(32,95,003.96)	(32,95,003.96)
Total comprehensive income for the year		
Adjustments:		
(Loss) for the year	(91,061.13)	(91,061.13)
Total comprehensive income for the year	(91,061.13)	(91,061.13)
Balance as at 31 March 2026	(33,86,065.09)	(33,86,065.09)
Balance at 01 April 2024	(32,24,187.50)	(32,24,187.50)
Restated balance at the beginning of the current reporting period	(32,24,187.50)	(32,24,187.50)
Loss for the year	(70,816.46)	(70,816.46)
Total comprehensive income for the year	(70,816.46)	(70,816.46)
Balance as at 31 March 2025	(32,95,003.96)	(32,95,003.96)

The notes referred to above form an integral part of these financial statements.

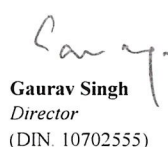
As per our audit report of even date attached

For **BSR & Co. LLP**
Chartered Accountants
Firm's Registration No: 101248W/W-100022

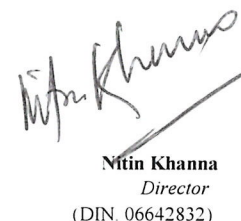


Suhas Pai
Partner
Membership No. 119057

For and on behalf of the Board of Directors of
Chalet Hotels & Properties (Kerala) Private Limited
(CIN No. U55101KL2006PTC020125)



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Chief Financial Officer



Saurabh Bandekar
Company Secretary
(Membership No: A60746)

Mumbai
12 May 2026

Mumbai
12 May 2026

Mumbai
12 May 2026

Chalet Hotels & Properties (Kerala) Private Limited

Statement of Cash Flows

for the year ended 31 March 2026

		(Rs. in hundreds)
	For the year ended 31 March 2026	For the year ended 31 March 2025
A. CASH FLOW FROM OPERATING ACTIVITIES :		
(Loss) before tax	(90,908.77)	(78,690.00)
Adjustments for		
Interest income from instruments measured at amortised cost	(35,217.31)	(37,310.18)
Finance costs	99,593.56	87,014.87
Total	64,376.25	49,704.69
Operating Profit before working capital changes	(26,532.52)	(28,985.31)
Adjustments		
Decrease in Current Assets	-	750.00
(Decrease) / Increase in Liabilities and Provisions	(492.91)	1,532.21
Total	(492.91)	2,282.21
Income Taxes (net of refund)	2,545.48	985.07
NET CASH (USED IN) OPERATING ACTIVITIES (A)	(24,479.95)	(25,718.03)
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Interest income received	35,638.40	37,183.90
Fixed deposits matured (net)	-	252.06
NET CASH GENERATED FROM INVESTING ACTIVITIES (B)	35,638.40	37,435.96
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from short-term borrowings	2,75,000.00	29,999.88
Interest and finance charges paid	(2,32,978.06)	(12,597.50)
NET CASH GENERATED FROM FINANCING ACTIVITIES (C)	42,021.94	17,402.38
NET INCREASE IN CASH AND CASH EQUIVALENTS (A) + (B) + (C)	53,180.39	29,120.31
CASH AND CASH EQUIVALENTS - OPENING BALANCE	73,509.06	44,388.75
CASH AND CASH EQUIVALENTS - CLOSING BALANCE	1,26,689.45	73,509.06



Chalet Hotels & Properties (Kerala) Private Limited

Statement of Cash Flows

for the year ended 31 March 2026

1 Reconciliation of cash and cash equivalents with the balance sheet

Cash and cash equivalents (refer Note 4 A)*
Cash and cash equivalents as per statement of cash flows

As at	As at
31 March 2026	31 March 2025
1,26,689.45	73,509.06
1,26,689.45	73,509.06

2 The movement of borrowings as per Ind AS 7 is as follows

Opening borrowings
Proceeds from short-term borrowings
Interest accrued
Interest accrued

For the year ended	For the year ended
31 March 2026	31 March 2025
11,05,381.99	10,00,964.91
2,75,000.00	29,999.88
(1,33,384.12)	74,417.20
12,46,997.87	11,05,381.99

* Cash and cash equivalents includes bank overdrafts that are payable on demand and form an integral part of the Company cash management

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

Suhas Pai
Partner

Membership No 119057

Mumbai
12 May 2026

For and on behalf of the Board of Directors of
Chalet Hotels & Properties (Kerala) Private Limited
(CIN No U55101KL2006PTC020125)

Gaurav Singh
Director
(DIN 10702555)

Nitin Khanna
Director
(DIN 06642832)

Pravin Ingale
Chief Financial Officer

Saurabh Bandekar
Company Secretary
(Membership No A60746)

Mumbai
12 May 2026

Mumbai
12 May 2026

Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements for the year ended 31 March 2026

1 Background

The Company was incorporated in Thiruvananthapuram on 22 December 2006 as a Special Purpose Vehicle for the implementing the International Convention Centre Complex (ICCC) Project in a public private partnership with Department of Tourism Government of Kerala.

2 Material accounting policies

The accounting policies set out below have been applied consistently to the years presented in these financial statements.

Basis of preparation

2.1 Statement of compliance

The accompanying financial statements of Chalet Hotels & Properties (Kerala) Private Limited (the Company) have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act, 2013 (the 'Act') and other relevant provisions of the Act.

The financial statements of the Company for the year ended March 31, 2026, were authorized for issue in accordance with a resolution of the Board of Directors on 12 May, 2026.

2.2 Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All the financial information has been presented in Indian Rupees (INR) and all amounts have been rounded off to the nearest hundred, 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 the percentage may not precisely reflect the absolute figures.

2.3 Basis of measurement

These financial statements have been prepared on the historical cost basis except for certain financial assets and liabilities which are measured at fair value.

2.4 Use of estimates and judgements

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

Judgment, estimates and assumptions are required in particular for:

Determination of the estimated useful lives

Useful lives of tangible assets and intangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases where the useful lives of assets are different from as prescribed in Schedule II are based on technical advice, after 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.



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements for the year ended 31 March 2026

2 Material accounting policies (Continued)

Recognition of deferred tax assets

Deferred tax assets and liabilities are recognised for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases and unutilised business loss and depreciation carry-forward and tax credits. Deferred tax assets are recognised 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 utilised.

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 balance sheet date. The actual outflow of resources at a future date may, therefore, vary from the amount included in other provisions.

Going Concern

As at 31 March 2026, the Company's paid-up capital and reserves were Rs 607,288 hundreds and correspondingly, the Company's accumulated losses aggregated INR 3,386,065 hundreds. However, management believes that 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 based on continued support, as required, from existing shareholders of the company.

Impairment of assets / advances

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 recognised for such excess amount.

2.5 Current / non-current classification

The schedule III to the Act requires assets and liabilities to be classified as either current or non-current.

Assets

An asset is classified as current when it satisfies any of the following criteria:

- (a) it is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is expected to be realised within twelve months after the balance sheet date; or
- (d) it is cash or a cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the balance sheet date.

All other assets are classified as non-current.



Notes to the Financial Statements for the year ended 31 March 2026

Liabilities

- (a) it is expected to be settled in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is due to be settled within twelve months after the balance sheet date; or
- (d) the Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the balance sheet date.

Operating cycle

Based on the nature of operations and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as twelve months for the purpose of current – non-current classification of assets and liabilities.

Capital work in progress represents the cost incurred in respect of areas under construction of the real estate development projects less impairment losses, if any.

In accordance with Ind AS 36 on 'Impairment of assets' as prescribed under the Section 133 of the Act, read with rule 7 of Companies (Accounts) Rules, 2014, the Company assesses at each balance sheet date, whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount of the assets (or where applicable that of the cash generating unit to which the asset belongs) is estimated as the higher of its 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 the assets and from its disposal at the end of its useful life. An impairment loss is recognised whenever the carrying amount of an asset or the cash-generating unit to which it belongs exceeds its recoverable amount. Impairment loss is recognised in the statement of profit and loss or against revaluation surplus, where applicable. If at the balance sheet date, there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is re-assessed and the asset is reflected at the recoverable amount subject to a maximum of the depreciated historical cost.

The Company adopts the accrual system of accounting. Revenue is recognized as and when there is a reasonable certainty of its ultimate realization.



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements for the year ended 31 March 2026

2 Material accounting policies (Continued)

2.9 Taxation

Income-tax expense comprises current tax and deferred tax charge or credit.

Current tax

Provision for current tax is based on the results for the year ended March 31, 2026, in accordance with the provisions of the Income-tax Act, 1961.

2.10 Earnings per share

The basic earnings per share ('EPS') is computed by dividing the net profit attributable to the equity shareholders for the period by the weighted average number of equity shares outstanding during the reporting period. Diluted EPS is computed by dividing the net profit attributable to the equity shareholders for the quarter by the weighted average number of equity and dilutive equity equivalent shares outstanding during the quarter, except where the results would be anti-dilutive.

2.11 Provision, contingent liabilities and contingent asset

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 their 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.

2.12 Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits with banks, 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, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

2.13 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 financial liabilities are initially measured at fair value. Transaction costs that are directly 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 and ancillary costs related to borrowings) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements for the year ended 31 March 2026

2 Significant accounting policies (*Continued*)

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of Profit and Loss.

Classification and Subsequent Measurement: 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.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

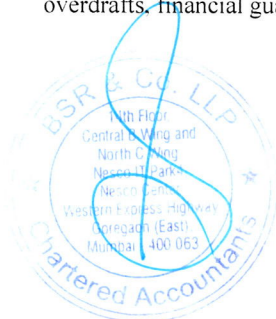
Impairment of Financial Assets:

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.

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.



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements for the year ended 31 March 2026

2 Significant accounting policies (Continued)

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 derecognised when the obligation under the liability is discharged or cancelled or expires.

2.14 Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial asset and liabilities. The Company has an established control framework with respect to the measurement of fair values. The finance team has overall responsibility for over-seeing all significant fair value measurements.

They regularly review significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values then the finance team 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 valuation should be classified.

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorised 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).



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements for the year ended 31 March 2026

2 Significant accounting policies (Continued)

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 categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire environment.

2.15 Financial guarantee contracts

The Company 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 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 profit or loss.

2.16 Operating segments Basis for segmentation

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the company's other components, and for which discrete financial information is available. Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM) of the Company. The CODM is responsible for allocating resources and assessing performance of the operating segments of the Company. All operating segments' operating results are reviewed regularly by the board to make decisions about resources to be allocated to the segments and assess their performance.

There are no reporting segments as at balance sheet date in the Company.

2.17 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 Hotels & Properties (Kerala) 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	5,77,086.00	5,77,086.00
Add: Additions during the year	-	-
Less: Capitalised during the year	-	-
Closing Balance	5,77,086.00	5,77,086.00
Less: Impairment of Capital work in progress	(5,77,086.00)	(5,77,086.00)
Net balance	-	-

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 31 March 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 Company has further extended the performance guarantee given to the DOT, GOK, for a period up to 11 March 2027. The company has ceased capitalisation of borrowing cost with effect from the financial year 2014-15.



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

(Rs. In hundreds)

Particulars

As at
31 March 2026

As at
31 March 2025

Note 3

Other non-current assets

To other than related parties

(Unsecured, considered good)

Capital advances

Less: Provision for doubtful advances

29,079.04

(17,977.60)

29,079.04

(17,977.60)

11,101.44

11,101.44

Note 4 A

Cash and cash equivalents

Balance with banks

- Current accounts

Cash on hand

1,26,500.14

73,509.06

189.31

-

1,26,689.45

73,509.06

Note 4 B

Other bank balances

In term deposit accounts (balances held as margin money)

5,01,752.88

5,02,173.97

5,01,752.88

5,02,173.97

- Includes accrued interest of Rs. 1,752.88 (31 March 2025: Rs 217,397)



Chalet Hotels & Properties (Kerala) Private Limited

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

Note 5
Share capital

(Rs. In hundreds)

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

Particulars	31 March 2026	31 March 2025
(i) Authorised		
2,80,00,000.00 (March 31, 2025: 2,80,00,000.00) equity shares of the par value of Rs 10.00 each	28,00,000.00	28,00,000.00
(ii) Issued, subscribed and paid-up		
2,77,87,770.00 (March 31, 2025: 2,77,87,770.00) equity shares of the par value of Rs 10.00 each	27,78,777.00	27,78,777.00
Total	27,78,777.00	27,78,777.00

(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	2,77,87,770	27,78,777.00	2,77,87,770	27,78,777.00
Number of equity shares outstanding at the end of the year	2,77,87,770	27,78,777.00	2,77,87,770	27,78,777.00

(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	2,50,09,000	90%	2,50,09,000	90%
K Raheja Corp Private Limited	27,78,770	10%	27,78,770	10%
	2,77,87,770	100%	2,77,87,770	100%

(d) 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.

(e) Details of shares held by promoters

as at 31 March 2026

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 INR 10 each fully paid	Chalet Hotels Limited	2,50,09,000	-	2,50,09,000	90%	0%
	K Raheja Corp Private Limited	27,78,770	-	27,78,770	10%	0%
Total Number of Equity Shares		2,77,87,770		2,77,87,770		

as at 31 March 2025

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 INR 10 each fully paid	Chalet Hotels Limited	2,50,09,000	-	2,50,09,000	90%	0%
	K Raheja Corp Private Limited	27,78,770	-	27,78,770	10%	0%
Total Number of Equity Shares		2,77,87,770		2,77,87,770		



Chalet Hotels & Properties (Kerala) Private Limited

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

	(Rs. In hundreds)	
Note 6	As at 31 March 2026	As at 31 March 2025
Other equity		
Retained earnings		
Balance at the beginning of the year	(32,95,003.96)	(32,24,187.50)
Add: (Loss) for the year	(91,061.13)	(70,816.46)
At the end of the year	<u>(33,86,065.09)</u>	<u>(32,95,003.96)</u>
Nature and purpose of reserves		
Retained earnings		
Retained earnings represents surplus/accumulated earnings of the Company and are available for distribution to shareholders.		



Chalet Hotels & Properties (Kerala) Private Limited

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

Note 7

Tax expense

(Rs. In hundreds)

(a) Amounts recognised in Statement of Profit and Loss for continuing operations

	For the year ended 31 March 2026	For the year ended 31 March 2025
Current income tax expense		
Current tax		
Current year	152.36	(7,873.79)
Tax (credit)/charge for the year	152.36	(7,873.79)

(b) Amounts recognised in other comprehensive income

Particulars	For the year ended 31 March 2026			For the year ended 31 March 2025		
	Before tax	Tax (expense) benefit	Net of tax	Before Tax	Tax (expense) benefit	Net of tax
Items that will not be reclassified to profit or loss						
Remeasurements of the defined benefit plans	-	-	-	-	-	-
	-	-	-	-	-	-

(c) Reconciliation of effective tax rate for continuing operations

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(Loss) before tax	(90,908.77)	(78,690.25)
Company's domestic tax rate	25.17 %	25.17 %
Tax using the Company's domestic tax rate	(22,881.74)	(19,806.34)
Tax effect of:		
Expenses not allowed under tax	31,893.43	29,335.27
Income not subject to tax	(8,859.33)	(9,528.93)
	152.36	(0.00)



Chalet Hotels & Properties (Kerala) 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 8		
Borrowings		
Secured		
From related parties *	12,46,99* 87	11,05,381.99
	12,46,99* 87	11,05,381.99

*The above includes interest accrued on loans

From Related Parties

Particulars	Sanction Amount (Rs. in hundreds)	Carrying rate of Interest As at 31 March 2026	Carrying rate of Interest As at 31 March 2025	Repayment/ Modification of terms	Security Details
From Related Parties					
K Raheja Corp Private Limited	NA	8.75%	9.25%	Repayable on demand	Unsecured
Chalet Hotels Limited	10,00,000.00	9.56% - 8.46% p.a.	9.46% - 9.56% p.a.	Repayable on demand	Unsecured



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Note 9

Trade payables

Total outstanding dues of micro enterprises and small enterprises and (refer note 16)
Total outstanding dues to creditors other than micro enterprises and small enterprises

(Rs. in hundreds)	
As at 31 March 2026	As at 31 March 2025
911.40	1,006.06
1,215.36	921.08
<u>2,126.76</u>	<u>1,927.14</u>

Trade payable Ageing Schedule

as at 31 March 2026

Particulars	Outstanding for following periods from due date of Invoice/Accrual						Total
	Accrual	Note due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	911.40	-	-	-	-	-	911.40
Total outstanding dues of creditors other than micro enterprises and small enterprises	604.16	-	611.20	-	-	-	1,215.36
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-
Total	<u>1,515.56</u>	<u>-</u>	<u>611.20</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,126.76</u>

as at 31 March 2025

Particulars	Outstanding for following periods from due date of Invoice/Accrual						Total
	Accrual	Note due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	1,006.06	-	-	-	-	-	1,006.06
Total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	921.08	-	-	-	921.08
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-
Total	<u>1,006.06</u>	<u>-</u>	<u>921.08</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,927.14</u>

Note 10

Other current liabilities

Statutory dues payable*

1,286.47	1,979.38
<u>1,286.47</u>	<u>1,979.38</u>

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



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements (Continued)

for the year ended 31 March 2026

(Rs. in hundreds)

Particulars

For the year ended
31 March 2026

For the year ended
31 March 2025

Note 11

Other income

Interest income from instruments measured at amortised cost	35,217.31	37,310.18
Interest on income tax refund	336.00	298.11
Miscellaneous income	250.00	250.00
	35,803.31	37,858.29

Note 12

Other expenses

Travelling and conveyance expenses	484.40	512.07
Repairs and maintenance	-	-
- Buildings	-	1,846.68
Rates and taxes	1,000.00	-
Legal and professional charges	10,754.10	12,796.59
Payment to auditors (Refer Note 17)	665.12	546.00
Security expenses	12,647.40	12,319.20
Miscellaneous expenses	1,567.50	1,513.13
	27,118.52	29,533.67

Note 13

Finance costs

Interest expenses	94,586.56	82,685.84
Other borrowing cost	5,007.00	4,329.03
	99,593.56	87,014.87



Chalet Hotels & Properties (Kerala) Private Limited

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

Note 14

Earnings Per Share (EPS) (IND AS 33)

(Rs. in hundreds)

Particulars

31 March 2026

31 March 2025

(Loss) attributable to equity shareholders

(91,061.13)

(70,816.46)

Calculation of weighted average number of equity shares

Number of shares at the beginning of the year

27,78,777.00

27,78,777.00

Add: Shares issued during the year

-

-

Number of equity shares outstanding at the end of the year

27,78,777.00

27,78,777.00

Weighted average number of equity shares outstanding during the year

27,78,777.00

27,78,777.00

Earnings per equity share (Face value of Rs. 10 each)

Basic

(0.33)

(0.25)

Diluted

(0.33)

(0.25)



Chalet Hotels & Properties (Kerala) Private Limited

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

(Rs. In hundreds)

Note 15

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

	For the year ended 31 March 2026	For the year ended 31 March 2025
Contingent liabilities		
<i>Claims against the Company not acknowledged as debts</i>		
Performance Guarantees given to Department of Tourism of Kerala	5,00,000.00	5,00,000.00

Commitments

	For the year ended 31 March 2026	For the year ended 31 March 2025
a. Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	5,00,000.00	5,00,000.00

Note 16

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.

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	911.40	1,006.06
Interest	-	-
The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006)	-	-
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting year.	-	-
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	-	-
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 17

Payment to auditors

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Audit fees	550.00	500.00
Out of pocket expenses	115.12	46.00
Amount debited to Statement of Profit and Loss (excluding taxes)	665.12	546.00



Chalet Hotels & Properties (Kerala) Private Limited

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

Note 18

Financial instruments - Fair values and risk management

(Rs. In hundreds)

(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
Current financial assets							
Cash and cash equivalents	-	1,26,689.45	1,26,689.45	-	-	-	-
Other bank balances	-	5,01,752.88	5,01,752.88	-	-	-	-
	-	6,28,442.33	6,28,442.33	-	-	-	-
Current financial liabilities							
Borrowings	-	12,46,997.87	12,46,997.87	-	-	-	-
Trade payables	-	2,126.76	2,126.76	-	-	-	-
	-	12,49,124.63	12,49,124.63	-	-	-	-
31 March 2025							
Current financial assets							
Cash and cash equivalents	-	73,509.06	73,509.06	-	-	-	-
Other bank balances	-	5,02,173.97	5,02,173.97	-	-	-	-
	-	5,75,683.03	5,75,683.03	-	-	-	-
Current financial liabilities							
Borrowings	-	11,05,381.99	11,05,381.99	-	-	-	-
Trade payables	-	1,927.14	1,927.14	-	-	-	-
	-	11,07,309.13	11,07,309.13	-	-	-	-

Financial risk management

The Company has exposure to the following risks arising from financial instruments

- Credit risk;
- Liquidity risk;
- Market risk;
- Interest 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.



Chalet Hotels & Properties (Kerala) Private Limited

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

(Rs. In hundreds)

Note 18

Financial instruments – Fair values and risk management (Continued)

(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 cash and cash equivalents and other bank balances. 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 with good credit rating.

(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	Carrying amount	Total	Contractual cash flows			
			Less than 1 year	1-2 years	2-5 years	More than 5 years
Current, non derivative financial liabilities						
Borrowings	12,46,997.87	12,46,997.87	12,46,997.87	-	-	-
Trade payables	2,126.76	2,126.76	2,126.76	-	-	-
Total	12,49,124.63	12,49,124.63	12,49,124.63	-	-	-

31 March 2025	Carrying amount	Total	Contractual cash flows			
			Less than 1 year	1-2 years	2-5 years	More than 5 years
Current, non derivative financial liabilities						
Borrowings	11,05,381.99	11,05,381.99	11,05,381.99	-	-	-
Trade payables	1,927.14	1,927.14	1,927.14	-	-	-
Total	11,07,309.13	11,07,309.13	11,07,309.13	-	-	-

The Company has sufficient current assets comprising of 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 general corporate borrowings, which are used to ensure that the financial obligations are met as they fall due in case of any deficit.

(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 Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

(Rs. In hundreds)

Note 18

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	
	31 March 2026	31 March 2025
Fixed-rate instruments		
<i>Non current borrowings</i>		
Non-cumulative redeemable preference shares	-	-
From related parties	-	-
<i>Current borrowings</i>		
Buyer's credit	-	-
Loan from related parties other than directors	-	4,22,349.15
Total	-	4,22,349.15
Variable-rate instruments		
<i>Non current borrowings</i>		
Rupee term loans from banks	-	-
Rupee term loans from financial institutions	-	-
Foreign currency term loans from banks	-	-
<i>Current borrowings</i>		
Cash credit/overdraft accounts from banks	-	-
Less: Interest rate swaps	-	-
Loan from related parties other than directors	12,46,997.87	6,83,032.84
Total	12,46,997.87	6,83,032.84
TOTAL	12,46,997.87	11,05,381.99

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 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
31 March 2026	(12,469.98)	12,469.98
31 March 2025	(6,830.33)	6,830.33



Chalet Hotels & Properties (Kerala) Private Limited

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

(Rs. In hundreds)

Note 19

Capital management

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.

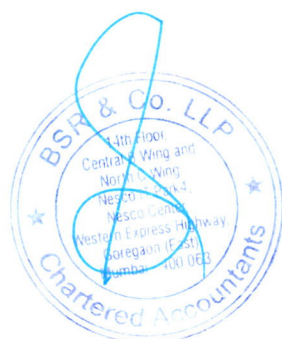
The Company's adjusted net debt to equity ratio at is as follows:

Particulars	31 March 2026	31 March 2025
Total borrowings	12,46,997.87	11,05,381.99
Less: Cash and cash equivalents	1,26,689.45	73,509.06
Less: Bank deposits	5,01,752.88	5,02,173.97
Adjusted net debt	6,18,555.54	5,29,698.96
Total equity	(6,07,288.09)	(5,16,226.96)
Adjusted net debt to adjusted equity ratio	(1.02)	(1.03)

Note 20

Segment reporting

As the Company's business activity falls within single primary business segment and one geographical segment, the segment information is not provided.



Chalet Hotels & Properties (Kerala) Private Limited

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

Note 21

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

List of related parties

Relationship	31 March 2026	Name of party	31 March 2025
Holding	Chalet Hotels Limited	Chalet Hotels Limited	
Non- Executive Directors/Relatives	Sanjay Sethi (Upto 31 January 2026) Nitin Khanna Gaurav Singh (From 10 March 2026) Anand Chandan	Sanjay Sethi Nitin Khanna (appointed w.e.f. 01 July 2024) Milind Wadekar (upto 30 June 2024) Anand Chandan	
Independent Director	Vishal Masand	Vishal Masand	
Key Managerial Personnel / Relative (KMP)	Saurabh Bandekar, Company Secretary Pravin Ingale, CFO	Saurabh Bandekar, Company Secretary Pravin Ingale, CFO	
Shareholders of the Company	Chalet Hotels Limited K. Raheja Corp Private Limited	Chalet Hotels Limited K. Raheja Corp Private Limited	



Chalet Hotels & Properties (Kerala) Private Limited

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

Note 21

Related party disclosures, as required by Indian Accounting Standard 24 are given below:

Related party disclosures for the year ended 31 March 2026

(Rs. in Hundreds)			
Particulars	Holding company	Key Management Personnel / Relative/Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
Interest Expenses	72,110.43	-	22,476.13
Other Expenses	1,416.00	-	-
Loans Borrowed	2,75,000.00	-	-
Balances outstanding as at the year-end			
Loans Payable	9,05,000.00	-	2,56,870.00
Interest Payable	64,899.37	-	20,228.50

Significant transactions with material related parties for year ended 31 March 2026

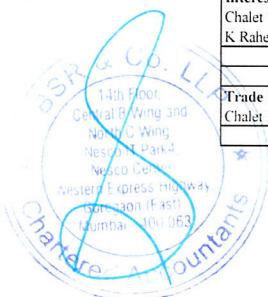
Particulars	Holding company	Key Management Personnel / Relative/Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
Loans Borrowed			
Chalet Hotels Ltd	2,75,000.00	-	-
	2,75,000.00	-	-
Loan Payable			
Chalet Hotels Ltd	9,05,000.00	-	-
K Raheja Corp Private Limited	-	-	2,56,870.00
	9,05,000.00	-	2,56,870.00
Interest Expenses			
Chalet Hotels Ltd	72,110.43	-	-
K Raheja Corp Private Limited	-	-	22,476.13
	72,110.43	-	22,476.13
Other Expenses			
Chalet Hotels Ltd	1,416.00	-	-
	1,416.00	-	-
Interest Payable			
Chalet Hotels Ltd	64,899.37	-	-
K Raheja Corp Private Limited	-	-	20,228.50
	64,899.37	-	20,228.50

Related party disclosures for Year ended 31 March 2025

(Rs. in Hundreds)			
Particulars	Holding company	Key Management Personnel / Relative/Other directors	Enterprises Controlled / Jointly controlled by KMPs or other Directors / Shareholders / Other Related Parties
Interest Expenses	58,925.38	-	23,760.46
Other Expenses	-	-	-
Loans Borrowed	30,000.00	-	-
Balances outstanding as at the year-end			
Trade Payables	1,416.00	-	-
Loans Payable	6,30,000.00	-	2,56,870.00
Interest Payable	53,032.84	-	1,65,479.15

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 Ltd	30,000.00	-	-
	30,000.00	-	-
Loan Payable			
Chalet Hotels Ltd	6,30,000.00	-	-
K Raheja Corp Private Limited	-	-	2,56,870.00
	6,30,000.00	-	2,56,870.00
Interest Expenses			
Chalet Hotels Ltd	58,925.38	-	-
K Raheja Corp Private Limited	-	-	23,760.46
	58,925.38	-	23,760.46
Interest Payable			
Chalet Hotels Ltd	53,032.84	-	-
K Raheja Corp Private Limited	-	-	1,65,479.15
	53,032.84	-	1,65,479.15
Trade Payable			
Chalet Hotels Ltd	1,416.00	-	-
	1,416.00	-	-



Chalet Hotels & Properties (Kerala) Private Limited

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

Note 22

Ratio Analysis and its elements

Ratio	Numerator	Denominator	31 March 2026	31 March 2025	% change	Reason for variance
Current ratio	Current Assets	Current Liabilities	0.50	0.52	-3%	
Debt-Equity Ratio	Total Debt	Shareholder's Equity	(2.05)	(2.14)	-4%	
Debt Service Coverage ratio	EBITDA	Interest + Current maturity of LT debt	0.09	0.10	-9%	
Return on Equity ratio	Net Profits after taxes	Average Shareholder's Equity	0.15	0.14	9%	
Trade Payable Turnover Ratio	Total Expenses	Average Trade Payables	13.38	15.83	-15%	
Net Profit ratio	Net Profit	Total Income	(2.54)	(1.87)	36%	On account of Increase in finance cost
Return on Capital Employed	EBITDA	Average Capital Employed	(0.01)	(0.02)	-44%	Increase in EBITDA due to decrease in expense from last year



Chalet Hotels & Properties (Kerala) Private Limited

Notes to the Financial Statements (Continued)

as at 31 March 2026

Note 23

The Company's promoters have committed to provide the necessary level of support, to enable the Company to continue as a going concern in view of cash losses incurred by the Company in past years.

Note 24

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.

Note 25

Material uncertainty related to going concern

The Company was incorporated in 2006 as a special purpose vehicle to implement the International Convention Centre Complex (ICCC) Project in a public private partnership with the Department of Tourism, Government of Kerala ("the Government"). There has been a delay in implementation of the ICCC Project as the land provided by the Government is not in accordance with the land agreed upon in the agreement signed by the Company with the Government.

The land allocated to the Company by the Government does not provide the Company access to a waterbody- which is essential for the financial feasibility of the project. As on the date of the balance sheet, the Company is conducting a feasibility study on whether it should take up this project. The future business plan of the Company will be prepared based on the outcome the feasibility study. In the absence of a viable business plan, there exists a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

As on the balance sheet date, the Company has accumulated loss of Rs 33,86,065.09 hundreds. The Company's management has carried out an assessment of the Company's financial performance and has obtained a letter providing comfort of financial support from the parent company, Chalet Hotels Limited, if required to meet its liabilities. Accordingly, these financial statements are prepared on a going concern basis."

As per our report of even date attached

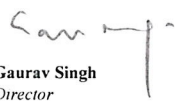
For B S R & Co. LLP
Chartered Accountants

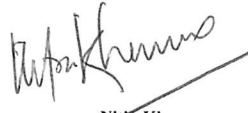
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Suhas Pai
Partner
Membership No. 119057

Mumbai
12 May 2026

For and on behalf of the Board of Directors
Chalet Hotels & Properties (Kerala) Private Limited
(CIN: U55101KL2006PTC020125)


Gaurav Singh
Director
(DIN: 10702555)


Nith Khanna
Director
(DIN: 06642832)


Pravin Ingale
Chief Financial Officer


Saurabh Bandekar
Company Secretary
(Membership No. A60746)

Mumbai
12 May 2026

Mumbai
12 May 2026