



## INDEPENDENT AUDITOR'S REPORT

**To the Members of Sai Chakra Hotels Private Limited**

**Report on the Audit of the Ind AS Financial Statements**

### Opinion

We have audited the Ind AS financial statements of **M/s. Sai Chakra Hotels Private Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2019, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in equity and the Statement of Cash Flows for the year then ended on that date, and notes to the financial statements, including a summary of significant 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 Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, the loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

### Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 audit opinion on the Ind AS financial statements.



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Sl No.	Key Audit Matter	Auditor's Response
1.	<b>Accuracy and completeness of related party transactions and disclosures (as described in note 41 of the financial statements)</b>	
	<p>The Company has undertaken transactions with its related parties in the normal course of business at arm's length. These include lending and borrowing of Inter-corporate deposits ('ICD') to or from the related parties.</p> <p>We identified the accuracy and completeness of the said related party transactions and its disclosure as set out in respective notes to the financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2019 and regulatory compliance thereon.</p>	<p>As part of our audit procedures, our procedures included the following:</p> <ul style="list-style-type: none"> <li>- Obtained and read the Company's policies, processes and procedures in respect of identifying related parties, evaluation of arm's length, obtaining approval, recording and disclosure of related party transactions.</li> <li>- We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents and for appropriate authorization and approval for such transactions.</li> <li>- Agreed the related party information disclosed in the financial statements with the underlying supporting documents, on a sample basis.</li> <li>- Evaluated the adequacy of the disclosures in the financial statements through review of statutory information, books and records and other documents obtained during the course of our audit.</li> </ul>
2	<b>Evaluation of the working capital position of the company</b>	
	<p>On an analysis of movement of cash flow and fund flow, it was observed that short term funds</p>	<p>As part of our audit procedures, our procedures included the following:</p>



Sl No.	Key Audit Matter	Auditor's Response
	have been utilised for long term investments for acquisition of Property, plant and equipment and the working capital gap (Current asset less current liabilities) as on March 31, 2019 was negative Rs.1,517.85 million results in verification of ability of the company to clear the outstanding dues in a near future and we identified as key audit matter.	<ul style="list-style-type: none"> <li>- Management represented that the operations has started operation only ten months ago and will generate the surplus.</li> <li>- Obtained the letter of support from ultimate holding company assuring that Intercompany Deposits "ICD" together with interest of Rs.901.18 million Outstanding as at March 31, 2019 will not be called for payment in near future till such time cash flows available at the disposal of the company to repay the ICD together interest.</li> </ul>

### Management's Responsibility for Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either



intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are 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 Ind AS 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 Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the



Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

### **Report on Other Legal and Regulatory Requirements**

1. As required by 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.
  - c. The Balance Sheet, the Statement of Profit and Loss, the Statement of Cash flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.



- d. In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian accounting standards) Rules, 2015.
- e. On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in '**Annexure A**'.
- g. 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:
- i. The Company does not have any pending litigations which would impact its financial position;
  - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
  - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;
2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the '**Annexure B**' a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

for MSSV & Co.

**Chartered Accountants**

Firm Registration Number: 001987S

  
**Shiv Shankar T R**  
Partner



Membership No. 220517

Place : Bengaluru

Date : May 24, 2019

**“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT**

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

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting with respect to financial statements of **Sai Chakra Hotels Private Limited** (“the Company”) as of 31 March 2019 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management’s Responsibility for Internal Financial Controls**

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting with respect 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 [‘ICAI’]. 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.

**Auditors’ Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with respect to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. 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 over financial reporting with respect to



financial statements was 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 system over financial reporting with respect to financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 system over financial reporting with respect to financial statements.

#### **Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting with respect to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting with respect to financial statements includes 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 authorizations 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 Over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting with respect 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting with respect to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**Opinion**

In our opinion and according to information and explanation given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting with respect to financial statements and such internal financial controls over financial reporting were operating effectively as at 31 March 2019 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

*for MSSV & Co.*

**Chartered Accountants**

Firm Registration Number: 001987S

  
**Shiv Shankar T R**  
Partner



Membership No: 220517

Place: Bengaluru

Date: May 24, 2019

**"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT****Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date**

Based upon the information and explanations furnished to us and the books and records examined by us in the normal course of audit and to the best of our knowledge and belief, we report that:

- i. In respect of fixed assets :
  - a. The Company is in the process of updating the fixed asset register. Hence, we are unable to comment on paragraph 3(i) of the Companies (Auditors Report) Order, 2016 ('the Order').
  - b. The Company has capitalized the entire fixed assets including movable and immovable property during the period covered by our audit. The Company is in the process of updating fixed asset register and conducting physical verification.
- ii. In respect of inventory :
  - a. Physical verification of inventory has been conducted at reasonable interval by the management.
  - b. In our opinion and according to information and explanations given to us, no material discrepancies has been noticed on such verification.
- iii. During the year covered by our audit, Company has not granted any loan to any person covered under the register maintained under section 189 of the Companies Act, 2013. Hence, commenting on paragraph 3(iii) of the Order does not arise.
- iv. According to information and explanation given to us, the Company has not made any loans, investments, guarantees, and security during the financial year in respect of which provisions of section 185 and 186 of the Act, are to be complied with. Hence, commenting on paragraph 3(iv) of the Order does not arise.



- v. According to information and explanation given to us, the company has not accepted any deposits from the public during the year. Hence, commenting on paragraph 3(v) of the Order does not arise.
- vi. According to the information and explanations given to us, having regard to the Company's nature of business, maintenance of cost records under sub section (1) of section 148 of the Act has not been prescribed to the Company. Hence, commenting on paragraph 3(vi) of the Order does not arise.
- vii. In respect of statutory dues:
- a. Undisputed statutory dues including service tax, goods and service tax, cess and other material statutory dues applicable to it have generally been regularly deposited with the appropriate authorities, though there have been delays in remittance of Income-tax (TDS). The Company does not have any dues on account of provident fund, employee's state insurance, value added tax, duty of customs and duty of excise.

According to the information and explanations given to us, no undisputed amounts payable in respect of income-tax, service tax, goods and service tax, cess and other undisputed statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable except the following dues of income tax (tax deducted at source)

Name of the Statute	Nature of the Dues	Amount (Rs.)	Period to which amount relates	Remarks
Income-tax Act, 1961	Income tax (TDS)	15,09,915	Financial year 2012 – 2013 to Financial year 2018 - 2019	Interest on late payment u/s 201 & 220(2) and late filing fees u/s 234E

- b. According to the information and explanations given to us, there are no dues of Income Tax, Sales tax, Service tax, Duty of Customs and Value added tax which have not been deposited on account of any dispute.



- viii. Based on our audit procedures performed and according to information and explanations given by the management, the Company has not defaulted in repayment of loans and borrowings to a financial institution, banks, government or dues to debenture holders.
- ix. The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) or term loans during the financial year. Hence, commenting on paragraph 3(ix) of the Order does not arise.
- x. To the best of our knowledge and according to information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees have been noticed or reported during the year.
- xi. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for any managerial remuneration. Hence, commenting on paragraph 3(xi) of the Order does not arise.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Hence, commenting on of paragraph 3(xii) of the Order does not arise.
- xiii. According to information given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with section 188 of the Act, where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards. Since the Company is wholly owned subsidiary of Public Limited Company section 177 of the Act is not applicable.
- xiv. According to information and explanations given to us and based on our examination of the records of the Company, the company has converted intercorporate deposit into optionally convertible debentures of 1,500 million. The procedure for conversion of intercorporate deposit into optionally convertible has been complied with.



**MSSV & CO.**

Continuation Sheet

xv. According to information and explanations given to us and based on our examination of the records of the Company, the company has not entered into any non-cash transactions with directors or persons connected with him. Hence, commenting on of paragraph 3(xv) of the Order does not arise.

xvi. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

*for* **MSSV & Co**

Chartered Accountants

Firm Registration Number: 001987S

  
**Shiv Shankar T R** \*  
Partner  
Membership No: 220517



Place: Bengaluru

Date: May 24, 2019

**SAI CHAKRA HOTELS PRIVATE LIMITED**  
 'The Falcon House', No 1, Main Guard Cross Road, Bangalore - 560001  
 CIN: U55100KA2011PTC061656  
**BALANCE SHEET AS AT 31 MARCH 2019**

		Rs in hundreds	
Particulars	Note No.	As at 31 March 2019	As at 31 March 2018
<b>ASSETS</b>			
<b>Non Current Assets</b>			
a) Property, Plant and Equipment	4	57,460,665.53	276,558.60
b) Capital work in progress		-	48,826,562.18
c) Other intangible assets	5	316,493.46	-
d) Financial Assets			
(i) Loans	6	52,450.08	6,300.00
(ii) Other Financial assets	7	339,883.43	324,026.00
e) Income Tax Assets (net)	23	110,856.31	5,792.83
f) Deferred Tax Assets (net)	24	648,573.53	1,050.07
g) Other non-current assets	8	319,971.67	3,878,049.25
		<b>59,248,894.01</b>	<b>53,318,338.93</b>
<b>Current assets</b>			
(a) Inventories	9	129,027.13	-
(b) Financial asset			
(i) Trade receivables	10	939,068.69	-
(ii) Cash and cash equivalents	11	1,416,422.77	1,163,660.46
(c) Other current assets	12	62,198.07	-
		<b>2,546,716.66</b>	<b>1,163,660.46</b>
<b>Total</b>		<b>61,795,610.67</b>	<b>54,481,999.39</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity Share Capital	13	20,000.00	20,000.00
(b) Other Equity	14	12,342,412.76	31,757.71
		<b>12,362,412.76</b>	<b>51,757.71</b>
<b>Non Current Liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	15	31,613,176.90	31,406,044.00
(b) Long term Provisions	16	94,744.16	-
(b) Deferred tax liabilities (Net)	24	-	-
		<b>31,707,921.06</b>	<b>31,406,044.00</b>
<b>Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	17	6,656,379.24	14,661,179.19
(ii) Trade payables	18	561,088.84	-
(iii) Other financial liabilities	19	9,244,250.32	8,263,353.97
b) Other current liabilities	20	610,125.00	99,664.52
c) Short term provisions	21	6,106.19	-
d) Provisions	22	647,327.26	-
		<b>17,725,276.85</b>	<b>23,024,197.68</b>
<b>Total</b>		<b>61,795,610.67</b>	<b>54,481,999.39</b>

Accompanying notes forming part of the Financials Statements

This is the balance sheet referred to in our report of even date

for **MSSV & Co.**

Chartered Accountants

Firm Registration No.0019879

**Shiv Shankar T.R**

Partner

Membership No.220517

Place: Bengaluru

Date: May 24, 2019

For and on behalf of the Board

**Mohmed Zaid Sadiq**

Director

DIN: 01217079

Place: Bengaluru

Date: May 24, 2019

**Faiz Rezwan**

Director

DIN: 01217423

Place: Bengaluru

Date: May 24, 2019

**SAI CHAKRA HOTELS PRIVATE LIMITED**  
 'The Falcon House', No 1, Main Guard Cross Road, Bangalore - 560001  
 CIN: U55100KA2011PTC061656  
**STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31 MARCH 2019**

Rs in hundreds			
Particulars	Note No.	Year ended 31 March 2019	Year ended 31 March 2018
Revenue from operations	25	9,444,324.12	-
Other income	26	44,357.14	67,790.53
<b>Total Revenue - (I)</b>		<b>9,488,681.26</b>	<b>67,790.53</b>
<b>Expenses</b>			
Food and Beverage Consumed	27	1,408,225.09	-
Employee benefits expense	28	2,216,719.08	-
Finance costs	29	2,207,527.43	1,792.29
Depreciation	4	3,725,036.23	9,644.48
Other Expenses	30	3,271,781.48	11,641.62
<b>Total Expenses - (II)</b>		<b>12,829,289.31</b>	<b>23,078.39</b>
<b>Profit/(loss) before tax (III= I-II)</b>		<b>(3,340,608.05)</b>	<b>44,712.14</b>
<b>Tax expense:</b>			
- Current tax		-	13,395.77
- Deferred tax		(647,523.46)	(1,050.07)
<b>Total Tax expense (IV)</b>		<b>(647,523.46)</b>	<b>12,345.70</b>
<b>Profit for the year (V= III-IV)</b>		<b>(2,693,084.59)</b>	<b>32,366.44</b>
<b>Other Comprehensive income</b>			
Items that will not be recycled to profit or loss		-	-
Remeasurements of the defined benefit liabilities / (asset)		5,053.58	-
Tax impact		(1,313.93)	-
		<b>3,739.65</b>	<b>-</b>
<b>Total Comprehensive Income (V+VI)</b>		<b>(2,689,344.94)</b>	<b>32,366.44</b>
<b>Earnings per Equity Share (equity shares, par value Rs 10 each)</b>			
- basic	43	(1,344.67)	0.16
- diluted	43	(158.20)	0.16

Accompanying notes forming part of the Financials Statements

This is the statement of profit and loss referred to in our report of even date

for **MSSV & Co.**

Chartered Accountants

Firm Registration No.0019875

**Shiv Shankar T.R**

Partner

Membership No.220517



For and on behalf of the Board

**Mohmed Zaid Sadiq**

Director

DIN: 01217079

**Faiz Rezwan**

Director

DIN: 01217423

Place: Bengaluru

Date: May 24, 2019

Place: Bengaluru

Date: May 24, 2019

Place: Bengaluru

Date: May 24, 2019



**SAI CHAKRA HOTELS PRIVATE LIMITED**  
 'The Falcon House', No 1, Main Guard Cross Road, Bangalore - 560001  
 CIN: USS100KA2011PTC061656  
**CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2019**

Particulars	Rs in hundreds	
	Year Ended 31 March 2019	Year Ended 31 March 2018
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Loss before taxation	(3,336,868.40)	44,712.14
Adjustments for non cash & non operating items:		
Interest Income	(38,993.60)	(65,433.94)
Interest Expense	2,144,036.92	0.00
Depreciation	3,725,036.23	9,644.48
Operating profit before working capital changes	2,493,211.15	(11,077.32)
Adjustments for		
(Increase) / Decrease in loans	(46,150.08)	(3,000.00)
(Increase) / Decrease in Inventories	(129,027.13)	-
(Increase) / Decrease in Trade Receivables	(939,068.69)	-
(Increase) / Decrease in other assets	(157,168.59)	(11,848.94)
Increase / (Decrease) in Trade Payables	561,088.84	-
Increase / (Decrease) in other financial liabilities	351,995.25	1,000,969.16
Increase / (Decrease) in other liabilities	1,258,638.09	(26,176.29)
Cash generated from operations	3,393,518.84	948,866.61
Income tax refund / (payment)	(105,063.48)	(23,989.80)
Net Cash generated / (used in) from operating activities - A	3,288,455.36	924,876.81
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Capital expenditure on office equipments , vehicles	(61,225,636.62)	(229,715.25)
Capital work-in-progress, net of interest	51,148,567.61	(15,361,053.96)
Capital advances and creditors	3,499,075.92	(72,999.46)
Investments in bank deposits (having original maturity of more than three months)	3,881.98	402,128.66
Interest received	19,254.19	34,861.63
Net Cash from / (used in) Investing Activities -B	(6,554,856.92)	(15,226,778.38)
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from borrowings (Secured loans)	386,091.24	11,512,358.91
Inter corporate Deposit (paid)/ received	(8,004,799.95)	6,941,179.19
Issue of Optionally Convertible Debentures	15,000,000.00	-
Finance costs paid	(3,862,127.41)	(3,035,397.51)
Net Cash From / used in Financing Activities -C	3,519,163.88	15,418,140.59
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)	252,762.32	1,116,239.02
Cash and Cash equivalents opening balance	1,163,660.46	47,421.44
Cash and Cash equivalents closing balance	1,416,422.78	1,163,660.46
<b>Changes in liabilities arising from financing activities</b>		
<b>Borrowings (including current maturities):</b>		
At the beginning of the year including accrued interest	52,889,277.50	30,406,648.86
Add: Cash inflows	11,096,031.23	21,573,087.98
Less: Cash outflows	(18,804,281.95)	(3,014,586.96)
Add: Interest accrued during the year	2,472,066.35	3,924,127.61
Less: Interest paid	-	-
Outstanding at the end of the year including accrued interest	47,653,093.13	52,889,277.50

Accompanying notes forming part of the Financials Statements

This is the cash flow statement referred to in our report of even date

for MSSV & Co.

Chartered Accountants

Firm Registration No.0019875

Shiv Shanker T.R

Partner

Membership No.220517



For and on behalf of the Board

Mohmed Zaid Sadiq

Director

DIN: 01217079

Faiz Rezwan

Director

DIN: 01217423

Place: Bengaluru

Date: May 24, 2019

Place: Bengaluru

Date: May 24, 2019

Place: Bengaluru

Date: May 24, 2019



**STATEMENT OF CHANGES IN EQUITY**

Rs in hundreds

Particulars	Equity share capital	Optionally Convertible Debentures	Other Equity	Total equity
			Retained Earnings	
<b>As at 1 April 2017</b>	<b>20,000.00</b>	-	<b>(608.73)</b>	<b>19,391.27</b>
Profit for the Year	-	-	32,366.44	32,366.44
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	-	-
<b>Total Comprehensive Income for the year</b>	-	-	<b>32,366.44</b>	<b>32,366.44</b>
<b>As at 31 March 2018</b>	<b>20,000.00</b>	-	<b>31,757.71</b>	<b>51,757.71</b>
Profit for the Year	-	-	(2,693,084.60)	(2,693,084.60)
Optionally Convertible Debentures issued during the year	-	15,000,000.00	-	15,000,000.00
Other Comprehensive Income / (Loss) for the year, net of income tax	-	-	3,739.65	-
<b>Total Comprehensive Income for the year</b>	-	<b>15,000,000.00</b>	<b>(2,689,344.95)</b>	<b>12,310,655.05</b>
<b>As at 31 March 2019</b>	<b>20,000.00</b>	<b>15,000,000.00</b>	<b>(2,657,587.24)</b>	<b>12,362,412.76</b>

Accompanying notes forming part of the Financial Statements

This is the statement of changes in equity referred to in our report of even date

for MSSF & Co.

Chartered Accountants

Firm Registration No.0019875

Shiv Shankar T.R

Partner

Membership No.220517



For and on behalf of the Board

Mohmed Zaid Sadiq

Director

DIN: 01217079

Place: Bengaluru

Date: May 24, 2019

Faiz Rezwan

Director

DIN: 01217423

Place: Bengaluru

Date: May 24, 2019

**SAI CHAKRA HOTELS PRIVATE LIMITED**

The Falcon House', No 1, Main Guard Cross Road, Bangalore - 560001

CIN: U55100KA2011PTC061656

**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**1 Corporate Information**

M/s. Sai Chakra Hotels Private Ltd ("the Company") was incorporated on December 15, 2011 as a company under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development.

The Company is a private limited company incorporated and domiciled in India and has its registered office at The Falcon House', No 1, Main Guard Cross Road, Bangalore - 560001, Karnataka, India.

The financial statements are approved for issue by the Company's Board of Directors on May 24, 2019

**2 Significant accounting policies**

**2.1 Statement of compliance**

The financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS").

Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has no impact.

**2.2 Basis of preparation and presentation**

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest hundreds, on decimal thereof as per the requirement of Schedule III, unless otherwise stated.

**2.3 Use of Estimates**

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

**2.4 Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.



**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**2.5 Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable. The Company recognises revenue when (or as) a performance obligation is satisfied, i.e. when "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

**a. Recognition of Revenue from hospitality services:**

Revenues from the room rentals during a guest's stay at the hotel is recognised based on occupation and revenue from sale of food and beverages and other allied services, as the services are rendered.

Membership fee is recognised on a straight line basis over the period of membership.

**b. Interest income**

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method.

**2.6 Borrowing Cost**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes a 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

**2.7 Foreign Currency Transactions**

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realisation is recorded to the Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the Statement of Profit and Loss.

**2.8 Employee Benefits**

Employee benefits include provident fund, employee state insurance scheme, gratuity and compensated absences.

**a. Short-term obligations**

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders

The cost of short-term compensated absences is accounted as under :

(a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

(b) in case of non-accumulating compensated absences, when the absences occur.

**b. Long-term employee benefit obligations**

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of expected future payments to be made in respect of services provided by employees up the end of the reporting period using the projected unit credit method. The benefit are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in Statement of Profit and Loss.

The obligations are presented as current liabilities in the Balance Sheet if the entity does not have an unconditional right to defer the settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.



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The Falcon House', No 1, Main Guard Cross Road, Bangalore - 560001  
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**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**c. Post-employment obligations**

The Company operates the following post-employment schemes:

**i. Defined Contribution Plan:**

The Company's contribution to provident fund is considered as defined contribution plan and is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

**ii. Defined Benefit Plan:**

The liability or assets recognised in the Balance Sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period less the fair value of the plan assets. The defined benefit obligation is calculated by actuaries using the projected unit credit method.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in the employee benefit expenses in the Statement of Profit and Loss.

Remeasurement gains and loss arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the Statement of Changes in Equity and in the Balance Sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in Statement of Profit and Loss as past service cost.

**d. Other Defined Contribution Plan**

The Company's contribution to employee state insurance scheme is charged as an expense based on the amount of contribution required to be made. The Company has no further payment obligations once the contributions have been paid.

**2.9 Income Taxes**

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

**a. Current tax**

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

**b. Deferred tax**

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.



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Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current tax and deferred tax is recognised in statement of profit and loss except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

**c. Minimum Alternate Tax (MAT)**

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity.

**2.10 Property, plant and equipment's**

Freehold land is carried at historical cost. All other items of property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition and installation, including interest on borrowing for the project / property, plant and equipment's up to the date the asset is put to use. Any cost incurred relating to settlement of claims regarding titles to the properties is accounted for and capitalised as incurred.

Subsequent cost are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

*Transition to Ind AS*

On transition to Ind AS, the Company has elected to continue with the carrying value of all of its property, plant and equipment recognised as at 1st April, 2015 measured as per the previous GAAP and use that carrying value as the deemed cost of the property, plant and equipment.

*Depreciation method, estimated useful lives and residual values*

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment's is provided using written-down value method over the useful lives of assets estimated by the Management. The Management estimates the useful lives for the fixed assets as follows:

Particulars	As at	As at
	31 March 2019	31 March 2018
Building *	58 Years	58 Years
Plant and machinery *	20 Years	20 Years
Office Equipment*	20 Years	20 Years
Furniture and fixtures *	15 Years	15 Years
Vehicles*	10 Years	10 Years
Computers and Accessories*	6 Years	6 Years

\* For these class of assets, based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, the Management believes that the useful lives as given above best represent the period over which the Management expects to use these assets. Hence the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II to the Companies Act, 2013.



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Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These are included in statement of profit and loss.

In respect of leasehold improvement plant and machinery and leasehold improvement furniture & fixtures, depreciation has been provided over lower of leasable period or useful lives.

**2.11 Capital work-in-progress**

Projects under which tangible assets are not yet ready for their intended use are carried at cost comprising direct cost, related incidental expenses and attributable interest.

Depreciation is not provided on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

**2.12 Intangible Assets**

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Intangible assets, comprising of software are amortized on the basis of written down value method over a period of 6 years, which is estimated to be the useful life of the asset.

**2.13 Impairment of tangible and intangible assets other than goodwill**

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest Company of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in statement of profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in statement of profit and loss.

**2.14 Provisions and contingencies**

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes. Contingent assets are not recognised in the financial statements.



**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**2.15 Financial Instruments**

**2.14a Initial recognition**

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through statement of profit and loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

**2.14b Subsequent measurement**

**a. Non-derivative financial instruments**

**Financial assets carried at amortised cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset 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.

**Financial assets at fair value through other comprehensive income**

A financial asset is subsequently measured at fair value through other comprehensive income if it 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. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

**Financial assets at fair value through statement of profit and loss**

A financial asset which is not classified in any of the above categories are subsequently fair valued through statement of profit and loss.

**Financial liabilities**

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

**b. Share Capital**

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are recognized as a deduction from equity, net of any tax effects.

**2.14c Derecognition of financial instruments**

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

**2.14d Impairment of financial assets**

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through statement of profit and loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in statement of profit and loss.



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**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**2.16 Operating cycle and basis of classification of assets and liabilities**

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

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

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

Based on the nature of products 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 12 months for the purpose of current – non current classification of assets and liabilities.

**2.17 Cash and cash equivalents**

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

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

**2.18 Earnings per share**

Basic earnings per share has been computed by dividing net income by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

**3 Recent accounting pronouncements**

**a. Ind AS 116 Leases**

On 30 March 2019, MCA notified Ind AS 116 Leases and it replaces Ind AS 17 Leases, including appendices thereto. Ind AS 116 is effective for annual periods beginning on or after 1 April 2019. Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under Ind AS 17.

The Company will adopt Ind AS 116 effective from April 1, 2019. As at the date of issuance of the Company's standalone financial statements, the Company is in the process of evaluating the requirements of the said standard and the impact on its standalone financial statements in the period of initial application.

**b. Amendments to existing issued Ind-AS**

The MCA has also carried out amendments of the following accounting standards:

- i) Appendix C to Ind AS 12 Uncertainty over Income Tax Treatment
- ii) Ind AS 109: Prepayment Features with Negative Compensation
- iii) Ind AS 19: Plan Amendment, Curtailment or Settlement

The amendment will come into force from April 1, 2019. The Company has evaluated the effect of this on the financial statements and the impact is not material.





**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**4 Property, Plant and Equipment**

Particulars	Rs in hundreds				
	Building	Land	Vehicles	Office equipments	Furniture and Fixtures
<b>As at 1 April 2017</b>	-	56,438.36	-	62.56	-
Additions	-	-	229,715.25	-	-
Adjustments/Deletions	-	-	-	-	-
<b>As at 31 March 2018</b>	-	56,438.36	229,715.25	62.56	-
Additions	19,513,000.28	4,333,966.97	257,057.29	12,267,472.53	24,455,584.38
Adjustments/Deletions	-	-	-	-	-
<b>As at 31 March 2019</b>	19,513,000.28	4,390,405.33	486,772.54	12,267,535.09	24,455,584.38
<b>Accumulated Depreciation</b>					
<b>As at 1 April 2017</b>	-	-	-	13.09	-
Charge for the Period	-	-	9,595.01	49.47	-
Deletion	-	-	-	-	-
<b>As at 31 March 2018</b>	-	-	9,595.01	62.56	-
Charge for the Period	489,161.51	-	78,685.94	855,540.26	2,219,586.81
Deletion	-	-	-	-	-
<b>As at 31 March 2019</b>	489,161.51	-	88,280.95	855,602.82	2,219,586.81
<b>Net Block</b>					
<b>As at 31 March 2018</b>	-	56,438.00	220,120.00	-	-
<b>As at 31 March 2019</b>	19,023,838.77	4,390,405.33	398,491.59	11,411,932.27	22,235,997.57

**5 Intangible Assets**

Particulars	Rs in hundreds	
	Computer Software	Total
<b>As at 1 April 2017</b>	-	-
Additions	-	-
Adjustments/Deletions	-	-
<b>As at 31 March 2018</b>	-	-
Additions	398,555.17	398,555.17
Adjustments/Deletions	-	-
<b>As at 31 March 2019</b>	398,555.17	398,555.17
<b>Accumulated Depreciation</b>		
<b>As at 1 April 2017</b>	-	-
Charge for the Period	-	-
Deletion	-	-
<b>As at 31 March 2018</b>	-	-
Charge for the Period	82,061.71	82,061.71
Deletion	-	-
<b>As at 31 March 2019</b>	82,061.71	82,061.71
<b>Net Block</b>		
<b>As at 31 March 2018</b>	-	-
<b>As at 31 March 2019</b>	316,493.46	316,493.46

**6 Loans - (Non Current)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Carried at amortised cost</b>		
<b>To others - unsecured, considered good</b>		
Lease deposits	3,000.00	5,800.00
Security Deposits	49,450.08	500.00
	52,450.08	6,300.00



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**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**7 Other Financial assets - (Non Current)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Carried at amortised cost		
To others - unsecured, considered good		
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments	252,188.74	256,070.72
Interest accrued but not due on deposits	87,694.69	67,955.28
	<b>339,883.43</b>	<b>324,026.00</b>

**8 Other non-current assets**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Capital Advances	213,152.21	3,866,200.31
Prepaid Expense	106,819.46	11,848.94
	<b>319,971.67</b>	<b>3,878,049.25</b>

**9 Inventories (Lower of cost and net realisable value)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Stock of raw materials:		
- Food & Beverage	129,027.13	-
	<b>129,027.13</b>	<b>-</b>

**10 Trade receivables (unsecured)**

Particulars	Rs In hundreds	
	As at 31 March 2019	As at 31 March 2018
Considered good	939,068.69	-
Considered doubtful receivables	13,205.70	-
Less : Provision for doubtful receivables	(13,205.70)	-
	<b>939,068.69</b>	<b>-</b>

**11 Cash and cash equivalents**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Cash on hand	750.00	1,250.00
Balances with banks		
- in current accounts	1,415,672.77	1,162,410.46
	<b>1,416,422.77</b>	<b>1,163,660.46</b>

**12 Other current assets**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
To others - unsecured, considered good		
Balances with government authorities		
Advance paid to Staff		
Advance paid to suppliers	62,198.07	-
	<b>62,198.07</b>	<b>-</b>



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**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**13 Equity Share Capital**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Authorised capital</b>		
10,00,000 (31 March 2018 - 10,00,000) equity shares of Rs 10 each	100,000.00	100,000.00
<b>Issued, subscribed and paid up capital</b>		
200,000 (31 March 2018 - 200,000) equity shares of Rs 10 each, fully paid up	20,000.00	20,000.00
	<b>20,000.00</b>	<b>20,000.00</b>

**List of persons holding more than 5 percent shares in the Company**

Name of the share holder	As at 31 March 2019		As at 31 March 2018	
	No of shares	% holding	No of shares	% holding
<b>Equity Share Capital</b>				
Prestige Hospitality Ventures Limited *	199,999	99.99%	199,999	99.99%
Prestige Hospitality Ventures	-	-	-	-

\* (formerly know as 'Prestige Hospitality Ventures' - Partnership firm till 28 December, 2017)

**Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year**

Particulars	Figures in hundreds except number of shares			
	As at 31 March 2019		As at 31 March 2018	
	No of shares	Amount	No of shares	Amount
<b>Equity Shares</b>				
At the beginning of the year	200,000	20,000.00	200,000	20,000.00
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>200,000</b>	<b>20,000</b>	<b>200,000</b>	<b>20,000</b>

There have been no buy back of shares by way of bonus shares for the period of five years immediately preceding the balance sheet date.

The Company has only one class of equity shares with voting rights having par value of Rs. 10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013.

**14 Other Equity**

Particulars	Note No.	Rs in hundreds	
		As at 31 March 2019	As at 31 March 2018
Retained earnings	14.1	(2,657,587.24)	31,757.71
Optionally Convertible Debentures	14.2	15,000,000.00	-
		<b>12,342,412.76</b>	<b>31,757.71</b>

**14.1 Retained earnings**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Opening balance	31,757.70	608.73
Add: Net profit for the year	(2,693,084.59)	32,366.44
Add: Other comprehensive income arising from remeasurements of Defined benefit liabilities/(asset) ( net of tax)	3,739.65	-
	<b>(2,657,587.24)</b>	<b>31,757.71</b>



**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**14.2 Debentures**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Optionally Convertible Debentures (OCD's)	15,000,000.00	-
	<b>15,000,000.00</b>	-

**Terms of Optionally Convertible Debentures**

15,00,00,000 0% Optionally Convertible Debentures ("OCD") of Rs. 10 each

a) 100 OCD of Rs. 10 each are convertible at the option of the holder into one Equity Share of Rs. 10/-

b) If remaining uncovered, these OCD are redeemable within 20 years from the date of allotment.

**15 Borrowings (Non current)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Term loans (Secured)</b>		
- From Banks	31,613,176.90	31,406,044.00
	<b>31,613,176.90</b>	<b>31,406,044.00</b>

**Security Details :**

Mortgage of certain immovable properties of the company.

Charge on all the current assets including the receivables / cash flows and movable fixed assets

**Repayment and other terms :**

Repayment in quarterly structured installments after moratorium of 48 months from date of first disbursement

Corporate Guarantee of Prestige Estates Projects limited

Personal guarantee of certain directors of the company and their relatives.

The loan carry interest rate of 11.75% per annum payable monthly.

**16 Long-term provisions**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Provision for employee benefits</b>		
- Gratuity	32,276.30	-
- Compensated absences	62,467.86	-
	<b>94,744.16</b>	-

**17 Borrowings (Current)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Loan from related parties (unsecured) payable on demand</b>		
Inter corporate deposits	6,656,379.24	14,661,179.19
	<b>6,656,379.24</b>	<b>14,661,179.19</b>

**18 Trade Payables**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Carried at amortised cost</b>		
- Dues to creditors other than micro & small enterprises	561,088.84	-
	<b>561,088.84</b>	-



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**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**19 Other Financial liabilities (Current)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Current maturities of long term debts (Secured)	227,916.67	48,958.33
Interest accrued but not due on borrowings	2,685,977.17	2,082,062.23
Capital Creditors	860,413.10	1,014,385.28
Retention Creditors	771,207.35	614,261.53
Others	4,698,736.03	4,503,686.60
	<b>9,244,250.32</b>	<b>8,263,353.97</b>

**20 Other current liabilities**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Advance from customers	240,700.47	-
Withholding and other taxes and duties payable	369,424.53	99,664.52
	<b>610,125.00</b>	<b>99,664.52</b>

**21 Provisions (Current)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Provision for employee benefits		
- Compensated absences	66.10	-
- Gratuity	6,040.09	-
	<b>6,106.19</b>	<b>-</b>

**22 Provisions**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Provision for completed projects	647,327.26	-
	<b>647,327.26</b>	<b>-</b>
<b>Estimated project cost to be incurred for the completed projects</b>		
Provision outstanding at the beginning of the year	-	-
Add: Provision made during the year	4,045,487.26	-
Less: Provision utilised / reversed during the year	3,398,160.00	-
<b>Provision outstanding at the end of the year</b>	<b>647,327.26</b>	<b>-</b>

**23 Income tax assets / liabilities (net)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Advance Income Tax	133,748.75	28,685.27
Provision for income tax	22,892.44	22,892.44
<b>Income Tax Asset (net)</b>	<b>110,856.31</b>	<b>5,792.83</b>
<b>Income Tax Liability (net)</b>	<b>-</b>	<b>-</b>

**24 Deferred tax asset/ (liabilities) (net)**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Deferred tax relates to the following</b>		
<i>Deferred tax Asset</i>		
Impact of fair valuation of financial assets (net)	-	1,050.07
<i>Deferred tax liabilities</i>		
Impact of difference in carrying amount of Property, plant and equipment as per books and tax accounts	(648,573.53)	-
<b>Net deferred tax asset</b>	<b>648,573.53</b>	<b>1,050.07</b>
<b>Net deferred tax liabilities</b>	<b>-</b>	<b>-</b>



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**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**25 Revenue from Operations**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
<b>Sale of services</b>		
Room revenue	4,255,204.91	-
Food and beverages	4,466,949.06	-
Spa services	43,185.56	-
Other operating revenues	678,984.59	-
	<b>9,444,324.12</b>	<b>-</b>

**26 Other Income**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Interest Income	38,993.60	65,433.94
Rental Income	396.00	1,513.59
Miscellaneous	4,505.91	843.00
Liabilities Written back	461.63	-
	<b>44,357.14</b>	<b>67,790.53</b>

**27 Food and Beverage Consumed**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Opening Stock	-	-
Add: Purchases during the year	1,537,252.22	-
Less: Closing Stock	129,027.13	-
	<b>1,408,225.09</b>	<b>-</b>

**28 Employee benefits expense**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Salaries and wages	1,836,082.56	-
Employee benefits expense - Employers' Contribution to PF	64,880.92	-
Employee benefits expense - Management Contribution to ESIC	14,433.85	-
Staff welfare expenses	196,731.75	-
Gratuity expense	36,082.05	-
Leave encashment	68,507.95	-
	<b>2,216,719.08</b>	<b>-</b>

**29 Finance Cost**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Interest on Borrowings		
- Secured Loan	3,825,087.06	3,039,332.71
- ICD	640,955.29	983,105.46
Other borrowing costs	44,630.90	-
Interest on Delayed Payments	18,859.61	1,792.29
	<b>4,529,532.86</b>	<b>4,024,230.46</b>
Less: Borrowing cost capitalised to capital work in progress	<b>(2,322,005.43)</b>	<b>(4,022,438.17)</b>
	<b>2,207,527.43</b>	<b>1,792.29</b>



### 30 Other Expenses

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Auditors' Remuneration (Refer note no. 42)	684.40	580.00
Bank Charges	119,083.84	5,740.83
Property tax	359,806.99	-
Legal & Professional fees	39,066.93	4,745.08
Facilities expenses - Linen	35,863.20	-
Facilities expenses - Spares and supplies	176,934.97	-
Facilities expenses - Banquet and security expenses	16,960.46	-
Membership & subscription	2,497.50	53.10
Rates & Taxes	97,374.80	387.29
Postage & courier	895.53	134.09
Miscellaneous	291,655.05	1.23
Security charges	107,913.94	-
Contractors and franchise cost	251,844.70	-
Repairs and maintenance	-	-
- Building	108,882.82	-
- Vehicles	7,744.30	-
- Others	125,094.12	-
Advertisement and sponsorship fee	39,506.65	-
Business promotion	262,218.42	-
Travelling Expenses	61,662.43	-
Commission	93,272.98	-
Power and fuel	970,184.43	-
Rent	5,407.35	-
Insurance	15,433.62	-
Provision for doubtful debts	13,205.70	-
Telephone expenses	3,339.00	-
Printing and stationery	58,185.88	-
Foreign Exchange Loss	7,061.47	-
	<b>3,271,781.48</b>	<b>11,641.62</b>

### 31 Tax expenses

#### a Income tax recognised in statement of profit and loss

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
<b>Current tax</b>		
In respect of the current year	-	13,395.77
In respect of prior years	-	-
	-	13,395.77
<b>Deferred tax</b>		
In respect of the current year	(647,523.46)	(1,050.07)
	(647,523.46)	(1,050.07)
	<b>(647,523.46)</b>	<b>12,345.70</b>



**b Reconciliation of tax expense and accounting profit**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Profit before tax from continuing operations	(3,335,554.47)	44,712.14
Applicable tax rate	26.00%	25.75%
<b>Income tax expense at applicable tax rate</b>	<b>A</b>	
	(867,244.16)	11,513.38
Adjustment on account of :		
Effect on timing difference	131,151.76	1,050.07
Effect of expenses that are not deductible in determining taxable profit	88,568.95	(217.51)
	<b>B</b>	
	219,720.70	832.56
<b>Income tax expense recognised in Statement of Profit and Loss</b>	<b>(A+B)</b>	
	(647,523.00)	12,346.00

**32 Employee benefit plans**

(i)

**Defined Contribution Plans :** The employees of the firm are members of state-managed retirement benefit plan operated by the government of India. The firm is required to contribute a specified percentage of payroll costs to the retirement benefit scheme to fund the benefits. The only obligation of the firm with respect to the retirement benefit plan is to make the specified contributions.

During the year, the firm has recognized the following amounts in Capital Work in progress under defined contribution plan whereby the firm is required to contribute a specified percentage of the payroll costs to fund the benefits:

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Employers' Contribution to Provident Fund	64,880.92	8,027.35
Management contribution to ESIC	14,433.85	14,118.10
	<b>79,314.77</b>	<b>22,145.45</b>

Note: The contributions payable to the above plan by the firm is at rates specified in the rules of the schemes

(ii) **Defined Benefit Plan :** The firm provides gratuity for employees who are in continuous services for a period of 5 years. The amount of gratuity is payable on retirement / termination, computed based on employees last drawn basis salary per month. The firm defined benefit plan is unfunded.

**Risk exposure**

The defined benefit plan typically expose the firm to actuarial risks such as: investment risk, interest rate risk, longevity risk and salary risk.

Investment Risk	The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below the discount rate, it will create a plan deficit.
Interest Risk	A decrease in the bond interest rate will increase the plan liability
Life expectancy	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.





Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
<b>a. Components of defined benefit cost</b>		
Current Service cost	23,385.16	7,823.14
Past service cost or curtailment	-	39.64
Interest expenses / (income) net	2,136.11	609.81
Acquisition / disposal cost (credit)	-	-
<b>Components of defined benefit cost recognised in capital work in progress</b>	<b>25,521.27</b>	<b>8,472.59</b>
<b>Remeasurement on the net defined benefit liability:</b>		
Actuarial (Gain) / loss for changes in financial assumptions	(3,982.94)	378.66
Actuarial (Gain) / loss due to experience adjustments	185.14	(320.51)
Remeasurement Of Asset Ceiling	-	-
<b>Components of defined benefit cost recognised in capital work in progress</b>	<b>(3,797.80)</b>	<b>58.15</b>
<b>Total components of defined benefit cost for the year</b>	<b>21,723.47</b>	<b>8,530.74</b>

The current service cost and the net interest expense for the year are included in in the Capital Work in progres.The remeasurement of the net defined benefit liability is included in other comprehensive income.

**b. Movements in the present value of the defined benefit obligation are as follows.**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
<b>Opening defined benefit obligation</b>	<b>10,618.93</b>	<b>2,088.19</b>
Current service cost	23,385.16	7,823.14
Past service cost or curtailment	-	39.64
Interest cost	2,136.11	609.81
Remeasurement (gains)/ losses:		
Actuarial (Gain) / loss for changes in financial assumptions	(3,982.94)	378.66
Actuarial (Gain) / loss due to experience adjustments	185.14	(320.51)
Benefits paid	-	-
<b>Closing defined benefit obligation</b>	<b>32,342.40</b>	<b>10,618.93</b>

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
<b>c. Net asset/(liability) recognised in balance sheet</b>		
Fair value of plan assets	-	-
Present Value of Defined Benefit Obligation	(32,342.40)	(10,618.93)
<b>Net asset/(liability) recognised in balance sheet - current portion</b>	<b>(66.10)</b>	<b>(16.20)</b>
<b>Net asset/(liability) recognised in balance sheet - Non current portion</b>	<b>(32,276.30)</b>	<b>(10,602.73)</b>



d. Actuarial Assumptions

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
Discount Rate	6.60%	6.60%
Expected Return on plan assets	N/A	N/A
Rate of increase in compensation	10.00%	10.00%
Attrition rate	10.00%	10.00%
Retirement age	60 years	60 years
<b>Attrition rate</b>		
Age	Year ended 31 March 2019	Year ended 31 March 2018
Upto 30	10%	10%
31-40	5%	5%
41-50	3%	3%
Above 50	2%	2%

e. Sensitivity analysis

Significant actuarial assumptions for the determination of the defined obligation are discount rate, expected salary increase and mortality. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

		Rs in hundreds	
Particulars		Year ended 31 March 2019	Year ended 31 March 2018
Impact on defined benefit obligation:			
Discount rate	Increase by 100 basis points	(3,310.00)	(1,200.00)
	Decrease by 100 basis points	3,900.00	1,420.00
Salary escalation rate	Increase by 100 basis points	3,480.00	1,410.00
	Decrease by 100 basis points	(3,020.00)	(1,220.00)
Employee attrition rate	Increase by 100 basis points	(1,370.00)	(620.00)
	Decrease by 100 basis points	1,470.00	670.00

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

(iii) Other Employee Benefits - Compensated absences

The leave obligations cover the Company's liability for earned leave and is not funded.

Leave encashment benefit expensed in the Statement of Profit and Loss for the year is Rs.68,50,795 (31 March, 2018: Rs. Nil)

Leave encashment benefit outstanding is Rs. 68,50,795 (31 March 2018 : Nil)



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**33** In the opinion of the Management all the current assets have on value of realization in the ordinary course of business which is at least equal to the amount at which they are stated in the balance sheet.

**34 Contingent liabilities and capital commitments**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Contingent liabilities</b>		
Claims against the Company not acknowledged as debts	-	-
Corporate guarantee given on behalf of companies under the same management	35,000,000.00	35,000,000.00
<b>Capital commitment</b>		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	-	-

**35 Fair values**

None of financial assets are measured at fair values.

The fair value of the financial assets and liabilities will approximate to its carrying amounts.

**36** The foreign currency exposures as at 31 March 2019 that have not been hedged by a derivative instruments or otherwise.

Particulars	Currency	Rs in hundreds			
		Year ended 31 March 2019		Year ended 31 March 2018	
		Amount (Other than INR)	Amount (INR in Hundreds)	Amount (Other than INR)	Amount (INR in Hundreds)
<b>Due to:</b>					
Creditors	USD	722,603	518,608.78	-	-
Creditors	RMB	12,177	1,297.29	-	-
<b>Total Foreign Currency exposure during the year</b>		<b>734,780</b>	<b>519,906.07</b>	-	-

**37 Foreign exchange transactions**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
Earnings in foreign exchange	3,855,827.15	-
<b>Expenditure in foreign exchange</b>		
Advertisement	21,958.71	-
Commission	6,771.97	-
Management Fee	82,689.87	-
Marketing Fees	293,015.65	-
Membership & Subscription	8,873.73	-
Provision for PSF Fund	51,275.38	-
Renewal Fee	18,862.82	-
Travelling Expense	1,297.29	-
Others	35,160.64	-

**38 Financial instruments**

None of financial assets are measured at fair values.

The fair value of the financial assets and liabilities approximate to its carrying amounts.



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**NOTES FORMING PART OF FINANCIAL STATEMENTS****39 Financial risk management objectives and policies**

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

The Company is exposed to market risk, credit risk and liquidity risk. The Company's board of directors oversees the management of these risks. The Company's board of directors is supported by financial risk committee of Prestige Estates Projects Limited, that advises on financial risks and the appropriate financial risk governance framework for the Company. The financial risk committee provides assurance to the Company's board of directors that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

**I Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity/ real estate risk. Financial instruments affected by market risk include borrowings and deposits.

The sensitivity analysis in the following sections relate to the position as at 31 March 2019 and 31 March 2018. The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt.

The analysis exclude the impact of movements in market variables on: the carrying values of gratuity and other post retirement obligations and provisions.

The following assumptions have been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 March 2019 and 31 March 2018

**a. Interest rate risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term and short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The Company does not have any interest rate swaps.

**Interest rate sensitivity**

The following table demonstrates the sensitivity to a possible change in interest rates on that portion of borrowings outstanding at the balance sheet date. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

**Effect on profit before tax**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
Decrease in interest rate by 50 basis points	15,806.59	15,703.02
Increase in interest rate by 50 basis points	(15,806.59)	(15,703.02)



**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**II Credit risk**

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The

**Trade receivables**

The Company is not substantially exposed to credit risk as Company collects security deposits from lessee.

**Financial Instrument and cash deposits**

Credit risk from balances with banks and financial institutions is managed by the Company in accordance with the policy/ guidelines laid down by Prestige Estates Projects Limited. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the statement of financial position at 31 March 2018 and 2017 is the carrying amounts.

**III Liquidity risk**

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans. The table below summarises the maturity profile of the Company's financial liabilities:

	Rs in hundreds				
	On demand	< 1 years	1 to 5 years	> 5 years	Total
<b>As at 31 March 2019</b>					
Borrowings	6,656,379.24	227,916.67	15,453,125.00	16,160,051.90	38,497,472.81
Interest accrued but not due on borrowings		2,685,977.17	-	-	2,685,977.17
Other financial liabilities	-	6,330,356.48	-	-	6,330,356.48
Trade payables	-	561,088.84	-	-	561,088.84
	<b>6,656,379.24</b>	<b>9,805,339.16</b>	<b>15,453,125.00</b>	<b>16,160,051.90</b>	<b>48,074,895.30</b>
<b>As at 31 March 2018</b>					
Borrowings	14,661,179.19	48,958.33	10,150,625.00	21,255,419.00	46,116,181.52
Interest accrued but not due on borrowings		2,082,062.23	-	-	2,082,062.23
Other financial liabilities	-	6,132,333.41	-	-	6,132,333.41
Trade payables	-	-	-	-	-
	<b>14,661,179.19</b>	<b>8,263,353.97</b>	<b>10,150,625.00</b>	<b>21,255,419.00</b>	<b>54,330,577.16</b>

**40 Capital management**

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Company through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The borrowing of the company primary consist of lease rental discounting. The cash flow from the tenant as per the contract executed with them will be sufficient to meet the repayment obligations.



**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**41 Related party disclosure**

**(i) List of related parties and relationships -**

**a) Controlling Enterprise**

Prestige Estates Projects Limited  
 Prestige Hospitality Ventures Limited

**b) Companies/ firms in which directors/ KMP are interested**

K2K Infrastructure India Private Limited  
 Prestige Leisure Resorts Private Ltd  
 Prestige Golf Resorts Private Ltd  
 Prestige Property Management Services  
 Falcon Property Management Services

**c) Key Management Personnel**

Mohammed Sadiq Zaid, Director  
 Faiz Rezwan, Director  
 Mr. Irfan Razack  
 Mr. Rezwan Razack  
 Mr. Noaman Razack

**(ii) Transactions with related parties during the year-**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
<b>Inter Corporate Deposit Received</b>		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	6,995,200.05	7,018,679.19
	<u>6,995,200.05</u>	<u>7,018,679.19</u>
<b>Optional convertible debentures issued*</b>		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Estates Projects Limited	15,000,000.00	-
	<u>15,000,000.00</u>	<u>-</u>
<b>Inter Corporate Deposit Repaid</b>		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	15,000,000.00	77,500.00
	<u>15,000,000.00</u>	<u>77,500.00</u>
<b>Interest on Inter Corporate Deposit</b>		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	640,955.29	983,105.46
	<u>640,955.29</u>	<u>983,105.46</u>
<b>Purchase of goods</b>		
<i>Companies/ firms in which directors/ KMP are interested</i>		
K2K Infrastructure India Private Limited	23,447.48	139,744.27
	<u>23,447.48</u>	<u>139,744.27</u>
<b>Receiving of services</b>		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Property Management Services	98,602.32	180,634.26
Prestige Shanthiniketan Liesures Pvt Ltd	343.06	-
Falcon Property Management Services	35,434.74	-
	<u>134,380.12</u>	<u>180,634.26</u>

\* Inter corporate deposit of Rs. 1,50,00,00,000/- converted into 15,00,00,000 Optionally convertible debentures of face value of Rs. 10/- each, with Nil rate of interest.



**SAI CHAKRA HOTELS PRIVATE LIMITED**

'The Falcon House', No 1, Main Guard Cross Road, Bangalore - 560001

CIN: U55100KA2011PTC061656

**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**(iii) Balance Outstanding**

Particulars	Rs in hundreds	
	As at 31 March 2019	As at 31 March 2018
<b>Trade payable</b>		
<i>Companies/ firms in which directors/ KMP are interested</i>		
K2K Infrastructure India Private Limited	14,491.76	61,975.08
Prestige Property Management Services	125,776.15	161,610.87
	<b>140,267.91</b>	<b>223,585.95</b>
<b>Retention Creditors</b>		
<i>Companies/ firms in which directors/ KMP are interested</i>		
K2K Infrastructure India Private Limited	81,397.35	80,710.73
Falcon Property Management Services	706.93	-
	<b>81,397.35</b>	<b>80,710.73</b>
<b>Inter Corporate Deposit Received</b>		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	6,656,379.24	14,661,179.19
	<b>6,656,379.24</b>	<b>14,661,179.19</b>
<b>Optional convertible debentures</b>		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Estates Projects Limited	15,000,000.00	-
	<b>15,000,000.00</b>	<b>-</b>
<b>Interest Payable on Inter Corporate Deposit</b>		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	2,355,469.57	1,778,609.80
	<b>2,355,469.57</b>	<b>1,778,609.80</b>
<b>Payable for other services</b>		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	3,887,633.47	3,836,653.99
	<b>3,887,633.47</b>	<b>3,836,653.99</b>
<b>Payable for other services</b>		
<i>Companies/ firms in which directors/ KMP are interested</i>		
Prestige Shanthiniketan Liesures Pvt Ltd	5,283.68	-
Prestige Golf Resorts Private Ltd	30,222.59	91,817.92
	<b>35,506.27</b>	<b>91,817.92</b>
<b>Corporate guarantee received</b>		
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited	32,370,175.88	32,073,626.65
	<b>32,370,175.88</b>	<b>32,073,626.65</b>

a) Related party relationships are as identified by the company on the basis of information available with them and accepted by the auditors.

b) No amount is / has been written back during the year in respect of debts due from or to related party.

c) Reimbursement of actual expenses is not disclosed in transactions with related parties during the year.



**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**42 Auditors' Remuneration**

Particulars	Rs in hundreds	
	Year ended 31 March 2019	Year ended 31 March 2018
<b>Payment to Auditors (including applicable taxes)</b>		
Statutory Audit Fee	472.00	400.00
Limited review fee	212.40	180.00
	<b>684.40</b>	<b>580.00</b>

**43 Earnings per share**

Particulars	Figures in rupees except number of shares	
	Year ended 31 March 2019	Year ended 31 March 2018
a) Net profit/ (loss) for the year available to equity shareholders	(2,689,344.94)	32,366.44
b) Weighted average number of equity shares - Basic(Number)	200,000.00	200,000.00
c) Weighted average number of equity shares outstanding on conversion of Optionally Convertible Debentures	1,500,000.00	-
d) Weighted Average number of Equity shares-Diluted(Number)	1,700,000.00	200,000.00
e) Nominal Value of shares	10.00	10.00
f) Basic Earnings per Share(in Rs.)	(1,344.67)	16.18
g) Diluted Earnings per Share(in Rs.)	(158.20)	16.18

**44 Segment Reporting**

The operations of the company include real estate development constituting a single segment and has restricted to one geographical area. Hence the disclosure of segment information as per Ind AS 108 is not applicable.

45 There are no Micro, Small and Medium Enterprises, to whom the company owes dues, which are outstanding at the Balance Sheet date, computed on unit wise basis, determined to the extent such parties identified on the basis of information available with the company. This has been relied upon by the auditors.

46 Previous Years figures have been regrouped/ re-classified wherever necessary to facilitate comparison with those for the current years disclosure/ presentation

**for MSSV & Co.**

Chartered Accountants

Firm Registration No.0019875

Shiv Shankar T.R.  
Partner

Membership No.220517



Place: Bengaluru

Date: May 24, 2019

**For and on behalf of the Board**

  
**Mohmed Zaid Sadiq**  
 Director  
 DIN: 01217079

Place: Bengaluru  
 Date: May 24, 2019

  
**Faiz Rezwan**  
 Director  
 DIN: 01217423

Place: Bengaluru  
 Date: May 24, 2019