INDEPENDENT AUDITOR'S REPORT

To the Members of Duet India Hotels (Chennai) Private Limited

Report on the Audit of the Financial Statements

Qualified Opinion

We have audited the accompanying financial statements of Duet India Hotels (Chennai) Private Limited ("the Company"), which comprise the Balance sheet as at March 31 2021, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, 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, except for the effects of the matters described in the 'Basis for Qualified Opinion' section of our report, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its loss and, its cash flows for the year ended on that date.

Basis for Qualified Opinion

(a) We draw attention to Note 32 of the financial statements regarding the numerous loan transactions entered by the Company in the earlier years with its group companies. These loan transactions were not in compliance with the provisions of Section 185 of the Companies Act, 2013. The Company has not yet filed application to MCA seeking condonation for the aforesaid non-compliance. In view of uncertainties involved on the maximum penalty amounts of Rs. 2,500,000 under section 185 of the Act on all the loan transactions or per loan transaction, we are unable to comment on the impact, if any, of this matter on the financial statements. This matter was also qualified in our report dated December 11, 2020 on the financial statements for the year ended March 31, 2020.

(b) Attention is invited to Note 35 of the financial statements regarding Company's assessment of recoverability of carrying value of Property, plant & equipment amounting to Rs.384,878,571 and impairment thereupon. The management has not recorded impairment adjustments, if any, required to the carrying value of property plant and equipment as it believes that no reliable estimates can be made in these uncertain times. In the absence of management assessment, we are unable to comment on the necessity or otherwise to provide for an impairment loss in respect of carrying value of property plant & equipment and the consequent impact thereof on statement of profit and loss. This matter was also qualified in our report dated December 11, 2020 on the financial statements for the year ended March 31, 2020.

(c) We draw attention to Note 36 which explains management assessment for a dispute for fees payable in respect to hotel renovation of Rs.6,564,601 with the service provider. In the absence of final settlement with the service provider, we are unable to comment on the accuracy of the amount capitalized under Property, plant & equipment and liability for capital expenditure. This matter was also qualified in our report dated December 11, 2020 on the financial statements for the year ended March 31, 2020.

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

Emphasis of Matter

We draw attention to Note 35 to the accompanying financial statements which describes the uncertainties and the impact of COVID- 19 pandemic on the Company's operations, future cash flows of the company and its consequential impact on the financial statement as assessed by the management. Our opinion is not qualified with respect to this matter.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board report, but does not include the financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Companies (Accounting Standards) Rules, 2006 (as amended) specified under section 133 of the Act, read with the Companies (Accounts) Rules, 2014 and Companies (Accounting Standards) Amendment Ruled 2016. 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and except for the matters described in the Basis for Qualified Opinion paragraph, obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

   (b) Except for the matters described in the Basis for Qualified Opinion paragraph, 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 and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;

   (d) Except for the effects of the matters described in the Basis for Qualified Opinion paragraph above, in our opinion, the aforesaid financial statements comply with the Companies (Accounting Standards) Rules, 2006 (as amended) specified under section 133 of the Act, read with the Companies (Accounts) Rules, 2014;

   (e) The matters described in the Basis for Qualified Opinion paragraph and Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;

   (f) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

   (g) The qualification relating to the maintenance of accounts and other matters connected therewith are as stated in the Basis for Qualified Opinion paragraph above;

   (h) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

   (i) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2021;

(j) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigations 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;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Sanjay Vij
Partner
Membership Number: 095169
UDIN: 21095169AAAAEN1820
Place of Signature: Gurugram
Date: November 03, 2021

Annexure referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of our report of even date

Re: Duet India Hotels (Chennai) Private Limited

(i)(a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(i)(b) Fixed assets have been physically verified by the management during the year and no material discrepancies were identified on such verification.

(i)(c) According to the information and explanations given by the management and audit procedures performed by us, the title deeds of immovable properties included in property, plant and equipment/ fixed assets are held in the name of the company.

(ii) The management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies were noticed on such physical verification. There was no inventory lying with third parties.

(iii) According to the information and explanations given to us, the Company has granted unsecured loans to companies covered in the register maintained under section 189 of the Act.

With respect to these unsecured loans:

a) as mentioned in Note 26 of the financial Statements, interest on unsecured loans has been waived off during current year. The Company is engaged in the business of hotel operations and has given loans to fellow subsidiaries who are also engaged in the hotel projects. The Company being an infrastructure facility providing company under section 186 (11) of the Act, has been exempted from charging interest under section 186 (7) of the Act on loans given by the Company. Based on the above, in our opinion and according to the information and explanations given to us, the terms and conditions of the grant of such unsecured loans are prima facie not prejudicial to the interest of the Company's interest.

b) according to the information and explanation given to us, repayment schedule of unsecured loans as mentioned in Note 26 of the financial statement has not been stipulated and is repayable as per the mutual consent between both the parties. Accordingly, we are unable to specifically comment on the regularly of repayment of unsecured loan; and

c) according to the information and explanations given to us, repayment schedule of unsecured loans has not been stipulated, therefore, there are no overdue amounts in respect to such loans as these are repayable as per the mutual consent between both the parties.

(iv) According to information and explanations given to us and on the basis of our examination of the records of the Company, there are no loans, investments, guarantees, and securities granted/ obtained by the Company which are not in compliance with the section 185 and 186 of the Companies Act 2013, except for the loans granted to/obtained from and guarantees received from certain parties up to March 31, 2018 which are not in compliance with section 185 of the Companies Act as mentioned in Note 32 of standalone financial statements and para (a) of 'Basis for Qualified Opinion' in our audit report. In respect of loans granted by the Company, the maximum amount outstanding during the year amounts to Rs. 66,00,000 and the amount outstanding as at the year-end amounts to Rs. 6,00,000.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) To the best of our knowledge and as explained, the Central Government has not specified the maintenance of cost records under sub-section (1) of section 148 of the Companies Act, 2013, for the services of the Company.

(vii)(a) Undisputed statutory dues including provident fund, employees' state insurance, value added tax, goods and service tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been slight delays in few cases.

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

(vii)(c) According to the information and explanations given to us, there are no dues of income tax, goods and service tax and cess which have not been deposited on account of any dispute.

(viii) According to the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowing to a financial institution or dues to debenture holders. The Company did not have any outstanding loans or borrowing dues in respect of a bank or to government during the year.

(ix) According to the information and explanations given by the management, the Company has not raised any money way of initial public offer / further public offer / debt instruments. Further, in our opinion and according to the information and explanations given by the management, the Company has utilized the monies raised by way of term loans for the purposes for which they were raised.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no material fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.

(xi) According to the information and explanations given by the management, the provisions of section 197 read with Schedule V of the Act are not applicable to the Company and hence reporting under clause 3(xi) are not applicable and hence not commented upon.

(xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.

(xiii) According to the information and explanations given by the management and audit procedures performed by us, transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly reporting under clause 3(xiii) in so far as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon.

(xiv) According to the information and explanations given by the management and audit procedures performed by us, the Company has complied with provisions of section 42 of the Companies Act, 2013 in respect of the preferential allotment of fully convertible debentures during the year. According to the information and explanations given by the management, we report that the amounts raised, have been used for the purposes for which the funds were raised.

(xv) According to the information and explanations given by the management and audit procedures performed by us, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.

(xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Sanjay Vij
Partner
Membership Number: 095169
UDIN: 21095169AAAAEN1820
Place of Signature: Gurugram
Date: November 03, 2021

Annexure 2 to the Independent Auditor's Report of even date on the Duet India Hotels (Chennai) Private Limited (the Company)

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 with reference to financial statements of Duet India Hotels (Chennai) Private Limited ("the Company") as of March 31, 2021, 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 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 the 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 Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these 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, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these financial statements was established and maintained and if such controls operated effectively in all material respects.

An audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion on the Company's internal financial controls with reference to these financial statements.

Meaning of Internal Financial Controls With Reference to Financial Statements

A Company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls With Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Qualified Opinion

According to the information and explanations given to us and based on our audit, the following material weaknesses have been identified as at 31 March 2021:

(a) The Company’s internal financial controls over compliance with the provisions of section 185 of the Companies Act, 2013 (“the Act) were not operating effectively in respect to the loan transactions entered with the group companies during the earlier year’s and condonation for non-compliance with the provision of the Act was not filed with the MCA (refer note 32 of the financial statements). This could potentially result in levy of penalty by MCA on the Company which is not recognized in the books of accounts. This matter was also qualified in our report dated December 11, 2020 on the financial statements for the year ended March 31, 2020.

(b) The Company did not have an appropriate internal control system used for determining the valuation of carrying value of its property, plant and equipment (refer note 35 of the financial statements). This could potentially result in the Company not recognising provision for impairment, if any, that may be required in respect of the carrying value of these property, plant and equipment as at March 31, 2021. This matter was also qualified in our report dated December 11, 2020 on the financial statements for the year ended March 31, 2020.

A ‘material weakness’ is a deficiency, or a combination of deficiencies, in internal financial control over financial reporting, such that there is a reasonable possibility that a material misstatement of the company's annual or interim financial statements will not be prevented or detected on a timely basis.

In our opinion, except for the possible effects of the material weaknesses described above on the achievement of the objectives of the control criteria, the Company has maintained, in all material respects, adequate internal financial controls over financial reporting as at March 31, 2021 and except for the possible effects of the material weaknesses described above on the achievement of the objectives of the control criteria, the Company's internal financial controls over financial reporting were operating effectively as at March 31, 2021, 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 on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

Explanatory paragraph

We also have audited, in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Act, financial statements of the Company, which comprise the Balance Sheet as at March 31, 2021, and the related Statement of Profit and Loss and Cash Flow Statement for the year then ended, and a summary of significant accounting policies and other explanatory information. This material weakness was considered in determining the nature, timing, and extent of audit tests applied in our audit of the March 31, 2021 financial statements of the Company and this report affect our report dated November 03, 2021, which expressed a qualified opinion on those financial statements.

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Sanjay Vij
Partner
Membership Number: 095169
UDIN: 21095169AAAAEN1820
Place of Signature: Gurugram
Date: November 03, 2021

Duet India Hotels (Chennai) Private Limited
Balance Sheet as at March 31, 2021
(All amounts in Indian Rupees, unless otherwise stated)

	Notes	As at March 31, 2021	As at March 31, 2020
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3	40,458,670	40,458,670
Reserves and surplus	4	(347,202,802)	(261,222,711)
		(306,744,132)	**(220,764,041)**
Non-current liabilities			
Long-term borrowings	5	678,785,199	485,353,605
Deferred tax liabilities (Net)	6	-	-
Long-term provisions	7	1,092,869	1,278,925
		679,878,068	**486,632,530**
Current liabilities			
Trade payables	8		
a) Total outstanding dues of micro enterprises and small enterprises		-	-
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		31,198,630	32,698,647
Other current liabilities	9	21,608,209	184,778,802
Short-term provisions	7	82,234	92,531
		52,889,073	**217,569,980**
TOTAL		**426,023,009**	**483,438,469**
ASSETS			
Non-current assets			
Property, Plant and Equipment			
Tangible assets	10	381,139,868	408,700,276
Intangible assets	11	3,738,703	5,629,260
Long-term loans and advances	12	6,043,849	8,124,047
Other non-current assets	13	12,790,815	18,329,387
		403,713,235	**440,782,970**
Current assets			
Inventories	14	1,883,872	1,700,554
Trade receivables	15	5,281,108	12,227,770
Cash and bank balances	16	10,334,321	4,386,069
Short-term loans and advances	17	3,655,917	23,256,787
Other current assets	13	1,154,556	1,084,319
		22,309,774	**42,655,499**
TOTAL		**426,023,009**	**483,438,469**
Significant accounting policies	2		

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

As per our report of even date.

For S.R. Batliboi & Co. LLP
Firm Registration No.: 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Directors of
Duet India Hotels (Chennai) Private Limited

per Sanjay Vij
Partner
Membership No. 095169

Place: Gurugram
Date: November 03, 2021

Sudhir Gupta
Director
DIN: 03102047

Place: Gurugram
Date: November 03, 2021

Rahul N. Latta
Director
DIN: 07886515

Place: Gurugram
Date: November 03, 2021

Duet India Hotels (Chennai) Private Limited
Statement of Profit and Loss for the year ended March 31, 2021
(All amounts in Indian Rupees, unless otherwise stated)

	Notes	For the year ended March 31, 2021	For the year ended March 31, 2020
Revenue			
Revenue from operations	**18**	40,169,334	105,303,104
Other income	**19**	1,802,170	8,499,080
Total revenue (i)		**41,971,504**	**113,802,184**
Expenses			
Cost of materials consumed	**20**	5,185,170	10,771,459
Employee benefits expense	**21**	13,860,310	29,865,522
Finance costs	**22**	38,100,363	43,899,528
Depreciation and amortisation expense	**23**	29,450,965	33,410,052
Other expenses	**24**	41,354,787	78,514,441
Total expenses (ii)		**127,951,595**	**196,461,002**
Loss for the year before tax (iii) = (i-ii)		**(85,980,091)**	**(82,658,818)**
Tax expense (iv)			
- Current tax		-	-
Loss for the year after tax (v)= (iii-iv)		**(85,980,091)**	**(82,658,818)**
Earnings per share			
[Nominal value of share Rs. 10 (previous year Rs. 10)]	**25**		
Basic		(21.25)	(20.43)
Diluted		(21.25)	(20.43)
Significant accounting policies	**2**		

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

As per our report of even date.

For S.R. Batliboi & Co. LLP
Firm Registration No.: 301003E/E300005
Chartered Accountants

per Sanjay Vij
Partner
Membership No. 095169

Place: Gurugram
Date: November 03, 2021

For and on behalf of the Board of Directors of
Duet India Hotels (Chennai) Private Limited

Sudhir Gupta
Director
DIN: 03102047

Place: Gurugram
Date: November 03, 2021

Rahul N. Latta
Director
DIN: 07886515

Place: Gurugram
Date: November 03, 2021

Duet India Hotels (Chennai) Private Limited
Cash flow statement for the year ended March 31, 2021
(All amounts in Indian Rupees, unless otherwise stated)

	For the year ended March 31, 2021	For the year ended March 31, 2020
A. Cash flows from operating activities		
Net loss before taxes	(85,980,091)	(82,658,818)
Adjustments for :		
Depreciation and amortisation	29,450,965	33,410,052
Finance costs	38,100,363	43,899,528
Net loss on sale of property, plant and equipment	-	5,923,936
Unrealised foreign exchange (gain)/ loss (net)	-	(48,656)
Liabilities and provisions no longer required written back	(600,000)	(6,393,726)
Provision for doubtful other receivables	80,127	-
Interest income	(1,029,031)	(1,924,295)
Operating cash flows before working capital changes	**(19,977,667)**	**(7,791,979)**
Adjustments for :		
(Increase)/decrease in Inventories	(183,318)	(1,106,220)
(Increase)/decrease in trade receivables	6,866,535	(9,117,128)
(Increase)/decrease in loans and advances	13,261,300	(4,808,030)
(Increase)/decrease in other assets	(167,735)	2,965,507
Increase/ (decrease) in other liabilities	950,075	4,679,677
Increase/ (decrease) in trade payables	(1,500,017)	18,113,227
Increase/ (decrease) in provisions	(196,353)	814,518
	19,030,487	**11,541,551**
Cash generated from operating activities before taxes	**(947,180)**	**3,749,572**
Income tax (paid)/ refund - net	2,619,768	675,927
Net cash generated from operating activities	**1,672,588**	**4,425,499**
B. Cash flows from investing activities		
Purchase of property, plant and equipment (including capital advances and capital creditors)	(349,373)	(37,004,378)
Redemption/(Investment) in bank deposits	1,052,514	28,911,165
Interest received	1,126,529	2,064,019
Intercompany loan given	(200,000)	(16,300,000)
Intercompany loan received back	6,600,000	25,320,000
Net cash provided/ (used) by investing activities	**8,229,670**	**2,990,806**
C. Cash flows from financing activities		
Proceeds from issue of debentures	163,944,800	92,539,120
Proceeds from long term borrowings	(68,615,856)	-
Intercompany loan taken	6,823,924	27,800,000
Repayment of Intercompany loan taken	(91,269,589)	(82,106,215)
Interest paid	(18,837,614)	(43,413,799)
Net cash provided/ (used) by financing activities	**(7,954,335)**	**(5,180,894)**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	1,947,923	2,235,411
Cash and cash equivalents at the beginning of the year	4,386,069	2,150,658
Cash and cash equivalents at the end of the year (refer note below)	**6,333,992**	**4,386,069**

Notes to cash flow statement:

	As at 31 March 2021	As at 31 March 2020
1. Components of cash and bank balances		
(A) Cash and Cash Equivalents		
Cash on hand	1,616,288	169,134
Balances with banks on current accounts	4,717,704	4,216,935
	6,333,992	**4,386,069**
(B) Other bank balances		
Bank deposits (due to mature within 12 months from the reporting date)	4,000,329	-
Total (A+B)	**10,334,321**	**4,386,069**

2. The cash flow statement has been prepared in accordance with the "Indirect Method" as set out in the Accounting Standard (AS) - 3 on "Cash flow Statements".

As per our report of even date.

For S.R. Batliboi & Co. LLP
Firm Registration No.: 301003E/E300005
Chartered Accountants

For and on behalf of the Board of Directors of
Duet India Hotels (Chennai) Private Limited

per Sanjay Vij
Partner
Membership No. 095169

Place: Gurugram
Date: November 03, 2021

Sudhir Gupta
Director
DIN: 03102047

Place: Gurugram
Date: November 03, 2021

Rahul N. Latta
Director
DIN: 07886515

Place: Gurugram
Date: November 03, 2021

1 Company overview

Duet India Hotels (Chennai) Private Limited ('the Company') was incorporated on November 26, 2009 under the Companies Act, 1956. The Company is primarily engaged in acquisition, development, operation and management of Hotels in India.

2 Basis of preparation of financial statements

The financial statements of the Company have been prepared and presented in accordance with the generally accepted accounting principles in India (Indian GAAP) and to comply in all material respects with the accounting standards notified under section 133 of the Companies Act 2013, read together with Rule 7 of the Companies (Accounts) Rules, 2014 and the Companies (Accounting Standards) Amendment Rules, 2016. The accounting policies have been consistently applied by the Company and are consistent with those used in the previous year.

2.1 Summary of significant accounting policies

a) Use of estimates

The preparation of financial statements in conformity with Indian GAAP requires management to make judgements, estimates and assumptions that affect the reported amount of revenue, Expenses, assets and liabilities and the disclosure of contingent liabilities on the date of the financial statements. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amount of assets of liabilities in future periods.

b) Going concern assumption

The Company has incurred a loss of Rs. 85,980,091 during the current year and has accumulated losses of Rs. 511,033,349 at the year end resulting in fully erosion of net worth of the Company. Further, as at the year end, the Company's current liabilities exceed its current assets by Rs.30,579,299. Asiya Capital investment Kuwait, the ultimate holding company has undertaken to provide unconditional continued financial and operational support to the Company. Management believes that the continued financial and operational support from the ultimate holding company and operational efficiencies with the expected significant improvements in the average room rates and increase in demand leading to incremental increase in top line and bottom line will enable the Company to settle its obligations as they fall due. Further, during the year, the Company updated its loan arrangement with L&T Infrastructure Finance Company Limited (L&T Infra), made prepayment of loan amounting to Rs. 74,672,000 to be utilised towards payment of upcoming principal repayments upto March 31, 2025 and accordingly the rate of interest has been reduced by L&T Infra from 12.45% to 9.95%. In view of the aforesaid the management believes that that there is no material uncertainty on going concern assumptions of the Company and has continued to prepare these financials statement on a going concern basis.

c) Current and non-current classification

All assets and liabilities are classified into current and non-current.

Assets
An asset is treated as current when it is:

(a) expected to be realised in, or is intended for sale or consumption in normal operating cycle;
(b) it is held primarily for the purpose of being traded;
(c) expected to be realised within 12 months after the reporting date, or
(d) cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Current assets include the current portion of non-current financial assets. All other assets are classified as non-current.

Liabilities
A liability is treated as current when:
(a) it is expected to be settled normal operating cycle;
(b) it is held primarily for the purpose of being traded;
(c) it is due to be settled within 12 months after the reporting date; or
(d) there is No unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

Current liabilities include current portion of non-current financial liabilities. All other liabilities are classified as non-current.

Operating cycle
The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The company has identified twelve months as its operating cycle.

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

d) Property, plant and equipment and depreciation

Property, plant and equipment
Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation and/or accumulated impairment losses, if any. The cost of an item of property, plant and equipment comprises its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost of bringing the asset to its working condition for its intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent expenditures related to an item of property, plant and equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance. All other repair and maintenance cost are recognized in profit and loss as incurred.

Gains or losses arising from de-recognition of fixed assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Statement of Profit and Loss when the asset is derecognized

The company identifies and determines cost of component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset having useful life that is materially different from that of the remaining life.

Depreciation on fixed assets is calculated on a straight-line basis using the rates arrived at based on the useful lives estimated by the management The Company has used the following useful life to provide depreciation on its fixed assets

Block of Asset	**Estimated life (Years)**
Leasehold Land	Over the period of lease
Building*	5-58
Plant and Machinery*	5-15
Furniture and Fixture*	5-10
Computers and servers*	3-6

* For the above class of assets, the management based on internal technical evaluation, has determined that the useful lives as given above best represent the period over which management expects to use these assets. Hence, the useful lives for these assets are different from the useful lives as prescribed under Part C of Schedule II of the Companies Act 2013.

Depreciation on additions/deletions is provided on pro-rata basis with reference to the days of addition/deletion.

The residual values, useful lives and methods of depreciation of fixed assets are reviewed at each financial year end and adjusted prospectively, if appropriate. In case of a revision, the unamortized depreciable amount is charged over the remaining useful life.

Capital work-in-progress

Capital work-in-progress includes property, plant and equipment under construction and cost attributable to construction of assets not ready for intended use before the year-end.

e) Lease

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

Company as a lessee

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

Finance leases are capitalized at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs (See note on borrowing). Contingent rentals are recognised as expenses in the periods in which they are incurred.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Leases where the lessor effectively retains substantially all the risks and benefits of ownership of the leased term, are classified as operating leases. Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term.

f) Intangible assets

Intangible assets that are acquired by the Company are measured initially at cost. After initial recognition, an intangible asset is carried at its cost less any accumulated amortisation and any accumulated impairment loss.

Intangible assets includes computer software that are amortised in Statement of Profit and Loss over their estimated useful lives, from the date that they are available for use based on the expected pattern of consumption of economic benefits of the asset. Accordingly, at present, these are being amortised on straight line basis over a useful life of 4 years.

The amortization period and the amortization method are reviewed at least at each financial year end. If the expected useful life of the asset is significantly different from previous estimates, the amortization period is changed accordingly. If there has been a significant change in the expected pattern of economic benefits from the asset, the amortization method is changed to reflect the changed pattern. Such changes are accounted for in accordance with AS 5 Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies.

An intangible asset is derecognised on disposal or when no future economic benefits are expected from its use and disposal.

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

g) Borrowing cost

Borrowing cost includes interest and amortization of ancillary costs incurred in connection with the arrangement of borrowings. Borrowing costs directly attributable to acquisition and/or construction of those property, plant and equipment which necessarily take a substantial period of time to get ready for their intended use are capitalised.

Ancillary cost incurred in connection with arrangement of the borrowing are charged off to statement of profit and loss over the period of loan.
All other borrowing costs are recognised as an expense in the Statement of Profit and Loss in the period in which they are incurred.

h) Impairment

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset’s recoverable amount. An asset’s recoverable amount is the higher of an asset’s or cash-generating unit’s (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset’s or cash-generating unit’s recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset’s recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss.

i) Cash and cash equivalents

Cash and cash equivalents comprises cheques on hand, cash in hand, at bank and demand deposit with banks. Cash equivalents are short term, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of change in value.

j) Revenue Recognition

Revenue comprises of room rentals, sale of food and beverages and other allied services related to hotel operations. Revenue is recognised upon rendering of services and sale of food and beverages. The Company collects GST and VAT on behalf of the government, and therefore, these are not economic benefits flowing to the Company.

Interest
Interest income is recognized on a time proportion basis taking into account the amount outstanding and the applicable interest rate.

Insurance Claim
Claims lodged with the insurance companies are accounted on accrual basis to the extent these are measurable and ultimate collection is reasonably certain.

k) Foreign currency translations:

Foreign currency transactions and balances

Initial Recognition
Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

Conversion
Foreign currency monetary items are reported using the closing rate. Non-monetary items which are carried in terms of historical cost denominated in a foreign currency are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined.

Exchange Differences
Exchange differences arising on the settlement of monetary items or on reporting Company's monetary items at rates different from those at which they were initially recorded during the year, or reported in special purpose financial statements, are recognized as income or as expenses in the year in which they arise.

l) Income Taxes

Income-tax expense comprises current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period and reversal of timing differences of previous years). Income-tax expense is recognised in Statement of Profit and Loss except that tax expense related to items recognised directly in reserves is also recognized in those reserves.

Current tax is measured at the amount expected to be paid to (recovered from) the taxation authorities, using the applicable tax rates and tax laws. Deferred tax is recognised in respect of timing differences between taxable income and accounting income i.e. differences that originate in one period and are capable of reversal in one or more subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognised using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognised only if there is a virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realised. Deferred tax assets are reviewed as at each balance sheet date and written down or written-up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realised.

Minimum alternate tax
MAT credit is recognized as an asset only when and to the extent there is convincing evidence that the Company will pay normal income tax during the specified period. In the year in which the Minimum Alternative tax (MAT) credit becomes eligible to be recognized as an asset in accordance with the recommendations contained in Guidance Note issued by the Institute of Chartered Accountants of India, the said asset is created by way of a credit to the statement of profit and loss and shown as MAT Credit Entitlement. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT Credit Entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal Income Tax during the specified period.

m) Employee benefits

Short term employee benefits

Employee benefits payable wholly within twelve months of receiving employee services are classified as short term employee benefits. These benefits include salaries and wages, bonus and ex-gratia. The undiscounted amount of short-term employee benefits to be paid in exchange for employee services is recognised as an expense as the related service is rendered by employees.

Post-employment benefits

(a) Defined contribution plans
A defined contribution plan is a post-employment benefit plan under which an entity pays specified contributions and has no obligation to pay any further amounts. Provident fund scheme and employee state insurance are defined contribution schemes. The Company makes specified monthly contributions towards these schemes. The Company's contributions are recorded as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

(b) Defined benefit plans
The Company's gratuity scheme is a defined benefit plan. The present value of obligations under such defined benefit plans are determined based on actuarial valuation carried out by an independent actuary using Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at the present value of estimated future cash flows. The discount rates used for determining the present value of obligation under defined benefit plans, is based on the market yields on government securities as at the balance sheet date, having maturity period approximating to the terms of related obligations. Actuarial gains and losses on the curtailment and settlement of any defined benefit plans are recognised in the Statement of Profit and Loss as and when the curtailment and settlement occurs.

Compensated absences
The employees can carry-forward a portion of the unutilised accrued compensated absences and utilise it in future service periods or receive cash compensation on termination of employment. Since the compensated absences do not fall due wholly within twelve months after the end of the period in which the employees render the related service and are also not expected to be utilised wholly within twelve months after the end of such period, the benefit is classified as a long-term employee benefit. The Company records an obligation for such compensated absences in the period in which the employee renders the services that increase this entitlement. The obligation is measured on the basis of independent actuarial valuation using the projected unit credit method.

n) Provisions and contingency

A provision is recognised if, as a result of a past event, the Company has a present obligation as a result of past event; it is probable that an outflow of economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on 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. Provision for expenditure relating to voluntary retirement is made when the employee accepts the offer of early retirement.

Contingencies

Provision in respect of loss contingencies relating to claims, litigation, assessment, fines, penalties, etc. are recognized when it is probable that a liability has been incurred, and the amount can be estimated reliably.

o) Contingent liabilities and contingent assets

A contingent liability exists when there is a possible but not probable obligation, or a present obligation that may, but probably will not, require an outflow of resources, or a present obligation whose amount cannot be estimated reliably. Contingent liabilities do not warrant provisions, but are disclosed unless the possibility of outflow of resources is remote. Contingent assets are neither recognised nor disclosed in the financial statements. However, contingent assets are assessed continually and if it is virtually certain that an inflow of economic benefits will arise, the asset and related income are recognised in the period in which the change occurs.

p) Earnings per share

Basic earnings/ (loss) per equity share have been computed by dividing net loss after tax attributable to equity shareholders by the weighted average number of equity shares outstanding for the year. Partly paid equity shares are treated as a fraction of an equity share to the extent that they were entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average numbers of equity shares outstanding during the period are adjusted for events of bonus issue; bonus element in a rights issue to existing shareholders; share split; and reverse share split (consolidation of shares).

Diluted earnings per share is computed using the weighted average number of equity and equivalent dilutive equity equivalent shares outstanding during the year, except where results would be anti-dilutive.

(All amounts in Indian Rupees, unless otherwise stated)

		As at March 31, 2021	As at March 31, 2020
3	**Share capital**		
	Authorised		
	5,350,000 (previous year 5,350,000) Equity shares of Rs. 10 each	53,500,000	53,500,000
		53,500,000	**53,500,000**
	Issued, subscribed and fully paid up		
	4,045,867 (previous year 4,045,867) Equity shares of Rs. 10 each	40,458,670	40,458,670
		40,458,670	**40,458,670**

3 (a) Reconciliation of shares outstanding at the beginning and end of the year

	As at March 31, 2021		As at March 31, 2020	
Equity shares	**Number of shares**	**Amount**	**Number of shares**	**Amount**
At the commencement and at the end of the year	4,045,867	40,458,670	4,045,867	40,458,670

Rights, preferences and restrictions attached to equity shares

The Company has a single class of equity shares. Accordingly, all equity shares rank equally with regard to dividends and share in Company's residual assets. The equity shares are entitled to receive dividend as and when declared. The voting rights of an equity shareholder are in proportion to the paid-up equity capital of the Company. On winding up of the Company, the holders of equity shares will be entitled to receive the residual assets of the Company remaining after distribution of all preferential amounts in proportion to the number of equity shares held. During the year ended March 31, 2021 and March 31, 2020, the Company has not declared any dividend to equity shareholders.

3 (b) Shares held by ultimate holding company/ holding company and their subsidiaries/ associates

	As at March 31, 2021		As at March 31, 2020	
Equity shares of Rs. 10 each fully paid up held by	**Number of shares**	**Amount**	**Number of shares**	**Amount**
ACIC Mauritius 1, the holding company	3,074,859	30,748,590	3,074,859	30,748,590
ACIC Mauritius 2	971,008	9,710,080	971,008	9,710,080
	4,045,867	**40,458,670**	**4,045,867**	**40,458,670**

3 (c) Details of shareholders holding more than 5% equity shares of the company

	As at March 31, 2021		As at March 31, 2020	
Equity shares of Rs. 10 each fully paid up held by	**Number of shares**	**% holding in the class**	**Number of shares**	**% holding in the class**
ACIC Mauritius 1, the holding company	3,074,859	76.00%	3,074,859	76.00%
ACIC Mauritius 2	971,008	24.00%	971,008	24.00%
	4,045,867	**100%**	**4,045,867**	**100%**

		As at March 31, 2021	As at March 31, 2020
4	**Reserves and surplus**		
	Securities premium		
	At the commencement and at the end of the year	**163,830,547**	**163,830,547**
	Deficit as per Statement of profit and loss		
	At the commencement of the year	(425,053,258)	(342,394,440)
	Surplus/(deficit) in the statement of profit and loss	(85,980,091)	(82,658,818)
	Balance at the end of the year	**(511,033,349)**	**(425,053,258)**
	Total	**(347,202,802)**	**(261,222,711)**

(All amounts in Indian Rupees, unless otherwise stated)

		Non-current		Current (#)	
5	**Long-term borrowings**	**As at March 31, 2021**	**As at March 31, 2020**	**As at March 31, 2021**	**As at March 31, 2020**
	-Fully Compulsory Convertible Debentures (FCCD) issued to Holding Company - ACIC Mauritius 1				
	936,025 (previous year 936,025) of Rs. 10 each (unsecured)^	9,360,250	9,360,250	-	-
	7,962,276 (previous year 7,962,276) of Rs. 10 each (unsecured)^^	79,622,760	79,622,760	-	-
	6,998,940 (previous year 6,998,940) of Rs. 10 each (unsecured)^^^	69,989,400	69,989,400	-	-
	1,514,040 (previous year 1,514,040) of Rs. 10 each (unsecured)^^^	15,140,400	15,140,400	-	-
	740,932 (previous year 740,932) of Rs. 10 each (unsecured)^^^	7,409,320	7,409,320	-	-
	16,052,700 (previous year nil) of Rs. 10 each (unsecured)^^^^	160,527,000	-	-	-
	341,780 (previous year nil) of Rs. 10 each (unsecured)^^^^	3,417,800	-	-	-
	Term loan from financial institution (secured) *	302,526,834	278,963,964	-	69,714,786
	Intercompany loan from related parties (unsecured)**	30,791,435	24,867,511	-	90,369,589
		678,785,199	**485,353,605**	**-**	**160,084,375**

^ FCCD of Rs. 10 each having a coupon rate of SBI base rate plus 300 base points per annum were allotted to Asiya Asset Management Cayman Ltd. Each debenture holder will get 1 equity share of Rs. 95 each in place of 9.5 debentures on maturity before 10 years from the date of issue. In earlier years, these FCCD's have been transferred to ACIC Mauritius 1 on December 29, 2018. These FCCD’s do not carry any interest till the repayment of term loans from the banks and financial institution and accordingly no interest is accrued on these FCCD's till March 31, 2021.

^^ FCCD of Rs. 10 each having a coupon rate of SBI Base rate plus 300 basis points per annum were allotted on October 22, 2018, November 22,2018, December 31, 2018, February 5, 2019 and March 1, 2019. Each debenture holder will get 1 equity share of Rs 10 each in place of 9.3 FCCD on or before maturity. These FCCD’s do not carry any interest till the repayment of term loans from the banks and financial institution and accordingly no interest is accrued on these FCCD's till March 31, 2021.

^^^ FCCD of Rs. 10 each having a coupon rate of SBI Base rate plus 300 basis points per annum were allotted on May 13, 2019, June 28, 2019 and September 30, 2019. Each debenture holder will get 1 equity share of Rs 10 each in place of 9.3 FCCD on or before maturity. These FCCD’s do not carry any interest till the repayment of term loans from the banks and financial institution and accordingly no interest is accrued on these FCCD's till March 31, 2021.

^^^^ FCCD of Rs. 10 each having a coupon rate of SBI Base rate plus 300 basis points per annum were allotted on October 01, 2020 and November 18, 2020. Each debenture holder will get 1 equity share of Rs 10 each in place of 9.3 FCCD on or before maturity. These FCCD’s do not carry any interest till the repayment of term loans from the banks and financial institution and accordingly no interest is accrued on these FCCD's till March 31, 2021.

* The loan carries interest at 9.95% (previous year 12.45%) per annum linked to L&T Infra PLR (floating) with monthly rests and is repayable in 40 quarterly instalments after a moratorium period of 24 months from the date of first disbursement i.e July 7, 2018. During the current year, the Company updated its loan arrangement with L&T Infrastructure Finance Company Limited (L&T Infra), made prepayment of loan amounting to Rs. 74,672,000 to be utilised towards payment of upcoming principal repayments upto March 31, 2025, which improved the credit rating of the Company and accordingly the rate of interest has been reduced by L&T Infra from 12.45% to 9.95%. The term loan is secured by mortgage on all immovable properties together with all buildings, structures and appurtenances thereon and thereunder, both present and future; charge by way of hypothecation on all the movable assets of the Company, including but not limited to cash flows, receivables, movable machinery, machinery spares, tools, equipment(s) and accessories, both present and future; Pledge by the Promoter(s) of 100% of the fully paid up share capital of the Company /100% of CCCPS/FCCD's, in demat form; and pledge/charge on investments, if any, in demat form, of the Company

** The Company has taken intercompany loans from related parties at an interest rate of 14% p.a (previous year 14% p.a). These loans are repayable as per the mutual consent between both the parties. Interest on intercompany loan received has been waived off as per mutual consent and accordingly no interest is accrued on these loan transactions from FY 2016-17 till FY 2020-21 (refer note 26).

Amount disclosed under "other current liabilities" (refer note 9)

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(All amounts in Indian Rupees, unless otherwise stated)

		As at March 31, 2021	As at March 31, 2020
6	**Deferred tax liabilities (net)**		
	Deferred tax liabilities		
	Difference between net book value and written down value of property, plant and equipment as per Income Tax Act, 1961	21,853,067	26,935,493
		21,853,067	**26,935,493**
	Deferred tax assets		
	Provision for employee benefits		
	-Gratuity	107,010	100,669
	-Compensated absences	195,579	252,481
	Brought forward business losses and unabsorbed depreciation*	21,550,478	26,582,343
		21,853,067	**26,935,493**
	Deferred tax asset/ liability (net)	**-**	**-**

*In view of absence of virtual certainty of realization of unabsorbed tax losses, deferred tax asset has been recognized only to the extent of deferred tax liabilities.

		Non-current		Current	
		As at March 31, 2021	As at March 31, 2020	As at March 31, 2021	As at March 31, 2020
7	**Provisions**				
	Provision for employee benefits				
	Gratuity (refer note 27)	414,927	388,954	645	1,993
	Compensated absences	677,942	889,971	81,589	90,538
		1,092,869	**1,278,925**	**82,234**	**92,531**

		As at March 31, 2021	As at March 31, 2020
8	**Trade payables**		
	-Total outstanding dues of micro enterprises and small enterprises (refer note 31)	-	-
	-Total outstanding dues of creditors other than micro enterprises and small enterprises	31,198,630	32,698,647
		31,198,630	**32,698,647**
9	**Other current liabilities**		
	Current maturity of long term borrowings (refer note 5)	-	69,714,786
	Current maturity of Intercompany loan from related parties (unsecured) (refer note 5)	-	90,369,589
	Statutory dues payable	3,306,500	2,176,013
	Liability for capital expenditure	2,364,996	2,714,369
	Advance from customers	348,394	493,609
	Interest payable on term loan ***	-	3,686,920
	Interest accrued on intercompany loan fom related parties (refer note 26)	10,543,010	10,543,010
	Employee related payables	2,545,309	2,580,506
	Others (refer note 32)	2,500,000	2,500,000
		21,608,209	**184,778,802**

*** During the previous year, As per RBI circular dated March 27, 2020, all commercial banks, co-operative banks, Financial Institutions, and NBFCs are permitted to grant a moratorium of three months on payment of all instalments falling due between March 1, 2020 and May 31, 2020. Further on May 23, 2020, The Government of India has extended moratorium period till August 31, 2020. As per the guidelines issued the Company has opted for moratorium on payment of interest to L&T Infrastructure Finance Co. Ltd.

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Duet India Hotels (Chennai) Private Limited
Notes to the financial statements for the year ended March 31, 2021
(All amounts in Indian Rupees, unless otherwise stated)

10. Property, Plant and Equipment

a. Tangible Assets	Leasehold land	Building	Plant and Machinery	Furniture and Fixture	Computers	Total
Gross block						
Balance as at March 31, 2019	58,579,975	235,770,750	191,014,060	51,529,915	17,089,392	553,984,092
Additions during the year	-	19,663,529	16,873,350	4,715,552	3,907,494	45,159,925
Disposals during the year	-	(2,490,993)	(3,241,876)	(4,068,452)	(4,957,337)	(14,758,658)
Balance as at March 31, 2020	**58,579,975**	**252,943,286**	**204,645,534**	**52,177,015**	**16,039,549**	**584,385,359**
Balance as at March 31, 2020	58,579,975	252,943,286	204,645,534	52,177,015	16,039,549	584,385,359
Additions during the year	-	-	-	-	-	-
Disposals during the year	-	-	-	-	-	-
Balance as at March 31, 2021	**58,579,975**	**252,943,286**	**204,645,534**	**52,177,015**	**16,039,549**	**584,385,359**
Depreciation						
Balance as at March 31, 2019	3,625,087	28,976,209	71,772,922	33,425,712	15,061,730	152,861,660
Depreciation for the year	603,900	6,676,007	15,771,346	6,298,547	2,308,345	31,658,145
Disposals for the year	-	(291,536)	(1,535,028)	(2,670,488)	(4,337,670)	(8,834,722)
Balance as at 31 March 2020	**4,228,987**	**35,360,680**	**86,009,240**	**37,053,771**	**13,032,405**	**175,685,083**
Balance as at March 31, 2020	4,228,987	35,360,680	86,009,240	37,053,771	13,032,405	175,685,083
Depreciation for the year	603,900	6,383,664	15,578,416	4,725,520	268,908	27,560,408
Disposals for the year	-	-	-	-	-	-
Balance as at 31 March 2021	**4,832,887**	**41,744,344**	**101,587,656**	**41,779,291**	**13,301,313**	**203,245,491**
Net Block						
As at March 31, 2021	53,747,088	211,198,942	103,057,878	10,397,724	2,738,236	381,139,868
As at March 31, 2020	54,350,988	217,582,606	118,636,294	15,123,244	3,007,144	408,700,276

(All amounts in Indian Rupees, unless otherwise stated)

11. Intangible assets

	Computer software	Total
Gross block		
Balance as at March 31, 2019	5,765,819	5,765,819
Additions during the year	1,734,442	1,734,442
Disposals during the year	-	-
Balance as at 31 March 2020	**7,500,261**	**7,500,261**
Balance as at March 31, 2020	7,500,261	7,500,261
Additions during the year	-	-
Disposals during the year	-	-
Balance as at 31 March 2021	**7,500,261**	**7,500,261**
Amortisation		
Balance as at March 31, 2019	119,094	119,094
Amortisation for the year	1,751,907	1,751,907
Disposals for the year	-	-
Balance as at March 31, 2020	**1,871,001**	**1,871,001**
Balance as at March 31, 2020	1,871,001	1,871,001
Amortisation for the year	1,890,557	1,890,557
Disposals for the year	-	-
Balance as at March 31, 2021	**3,761,558**	**3,761,558**
Net Block		
As at March 31, 2021	3,738,703	3,738,703
As at March 31, 2020	5,629,260	5,629,260

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Duet India Hotels (Chennai) Private Limited
Notes to the financial statements for the year ended March 31, 2021
(All amounts in Indian Rupees, unless otherwise stated)

12 Long-term loans and advances
(unsecured considered good, unless stated otherwise)

	As at March 31, 2021	As at March 31, 2020
To related parties		
Intercompany loan to related parties (unsecured)*	600,000	-
To parties other than related parties		
Security deposits	2,307,053	2,152,278
Prepaid expenses	1,047,023	1,262,228
Advance tax [net of provision for tax Rs. Nil (previous year Rs. Nil)]	2,089,773	4,709,541
	6,043,849	8,124,047

* The Company has given intercompany loans to related parties at an interest rate of 14% p.a. (previous year 14% p.a.).Interest on intercompany loan given has been waived off as per mutual consent and accordingly no interest is accrued on these loan transactions from FY 2016-17 till FY 2020-21.(refer note 26).

13 Other assets
(unsecured considered good, unless stated otherwise)

	Non-current		Current	
	As at March 31, 2021	As at March 31, 2020	As at March 31, 2021	As at March 31, 2020
To parties other than related parties				
Interest accrued on fixed deposits	-	-	68,421	165,919
Unamortised ancillary borrowing cost	3,885,845	4,371,574	485,729	485,729
Unbilled revenue	-	-	600,406	432,671
Bank deposits (due to mature after 12 months from the reporting date)**	8,904,970	13,957,813	-	-
	12,790,815	18,329,387	1,154,556	1,084,319

** These deposits includes Rs 8,904,970 (previous year Rs13,957,813) which are not available for use by the Company as the same has been placed as fixed deposits for the stipulated cash margin against bank guarantees issued towards The Director General of Foreign Trade and certain fixed deposits are in Debt Service Reserve Account.

14 Inventories
(Valued at the lower of cost and net realisable value)

	As at March 31, 2021	As at March 31, 2020
Liquor and wines	731,112	447,107
Food and beverages	676,093	1,147,529
Operating Supplies	476,667	105,918
	1,883,872	1,700,554

15 Trade receivables
(unsecured considered good, unless stated otherwise)

	As at March 31, 2021	As at March 31, 2020
(a) Receivable outstanding for a period exceeding six months from the date they became due for		
Unsecured, considered good	2,188,622	1,778,110
Unsecured, considered doubtful	80,127	-
	2,268,749	1,778,110
Less : Provision for doubtful receivables	(80,127)	-
	2,188,622	1,778,110
(b) Other receivables		
Unsecured, considered good	3,092,486	10,449,660
	5,281,108	12,227,770

16 Cash and bank balances

	As at March 31, 2021	As at March 31, 2020
(A) Cash and Cash Equivalents		
Cash on hand	1,616,288	169,134
Balance with banks on current accounts	4,717,704	4,216,935
	6,333,992	**4,386,069**
(B) Other bank balances		
Bank deposits (due to mature within 12 months from the reporting date) #	4,000,329	-
Total (A+B)	**10,334,321**	**4,386,069**
#Details of bank deposits		
Bank deposits due to mature within 12 months of the reporting date included under 'Other bank balances'	4,000,329	-
Bank deposits due to mature after 12 months of the reporting date included in 'Other non-current assets' (refer note 13)	8,904,970	13,957,813
	12,905,299	**13,957,813**

17 Short-term loans and advances
(unsecured considered good, unless stated otherwise)

	As at March 31, 2021	As at March 31, 2020
To related parties		
Intercompany loan to related parties (unsecured) (refer note 26)	-	6,400,000
To parties other than related parties		
Intercompany loan to other parties*** (refer note 37)	-	600,000
Less: provision for doubtful loans	-	(600,000)
	-	-
Security deposit	50,000	150,000
Advances to Suppliers	284,101	699,837
Advances to Staff	52,000	42,000
Balance with government authorities	228,509	11,364,178
Prepaid expenses	3,034,884	4,488,279
Other advances	6,423	112,493
	3,655,917	23,256,787

*** The Company has given Intercompany loan to other parties at an interest rate of 14% p.a. (previous year 14% p.a.) This loan is repayable on demand.Interest on intercompany loan given has been waived off as per mutual consent and accordingly no interest is accrued on these loan transactions from FY 2016-17 till FY 2020-21 (refer note 26).

(All amounts in Indian Rupees, unless otherwise stated)

		For the year ended March 31, 2021	For the year ended March 31, 2020
18	**Revenue from operations**		
	Room rent, food and beverage sales		
	Room rentals	27,537,013	71,756,025
	Food and beverages	8,515,432	20,755,491
	Liquor and Wine	3,252,880	8,325,924
	Other operating revenue	864,009	4,465,664
	Total	**40,169,334**	**105,303,104**
19	**Other income**		
	Interest income on fixed deposits	784,501	1,924,295
	Liabilities and provisions no longer required written back (refer note 37)	600,000	6,393,726
	Net gain on account of foreign exchange fluctuation	-	48,656
	Other income	417,669	132,403
		1,802,170	8,499,080
20	**Cost of materials consumed**		
	Liquor and wine		
	Opening stock	447,107	152,216
	Add: Purchases made during the year	1,564,903	3,187,742
	Less: Closing stock	731,112	447,107
	Consumption	1,280,898	2,892,851
	Food and beverages		
	Opening stock	1,147,529	442,118
	Add: Purchases made during the year	3,432,836	8,584,019
	Less: Closing stock	676,093	1,147,529
	Consumption	**3,904,272**	**7,878,608**
21	**Employee benefits expense**		
	Salaries, wages and bonus	11,074,325	24,253,976
	Contribution to provident and other funds (refer note 27)	730,298	1,752,748
	Gratuity (refer note 27)	24,625	234,736
	Staff welfare expense	2,031,062	3,624,062
		13,860,310	29,865,522
22	**Finance costs**		
	Interest expense on term loan	37,614,634	43,413,799
	Other borrowing cost	485,729	485,729
		38,100,363	43,899,528
23	**Depreciation and amortization expense**		
	Depreciation on property, plant and equipment*	27,560,408	31,658,145
	Amortisation of intangible assets	1,890,557	1,751,907
		29,450,965	33,410,052

* Includes reversal of Rs 2,032,205 (previous year Rs. Nil) on account of prior period adjustment

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(All amounts in Indian Rupees, unless otherwise stated)

		For the year ended March 31, 2021	For the year ended March 31, 2020
24	**Other expenses**		
	Rates and taxes	2,988,405	2,351,465
	Brand, license and marketing fees	6,064,743	12,568,670
	Management fees	1,500,000	1,500,000
	Legal and professional charges	3,797,905	3,940,375
	Payment to auditors*	900,000	942,175
	Travelling and conveyance	758,285	9,638,056
	Communication expenses	1,613,495	3,375,101
	Printing and stationery	300,086	1,028,898
	Insurance expenses	927,077	1,308,420
	Repair and maintenance		
	- building	136,922	444,580
	- plant and machinery	2,668,953	3,618,458
	- others	767,962	2,174,042
	Power, fuel and water	11,316,563	17,924,371
	Security expenses	769,103	1,709,953
	Contractual manpower	872,191	1,676,884
	Consumption of stores and operating supplies	3,835,422	5,727,739
	Bank charges	315,542	1,109,624
	Net loss on discard of property, plant & equipment	-	5,923,936
	Unrealised foreign exchange (gain)/ loss (net)	1,473,366	-
	Provision for doubtful other receivables	80,127	-
	Miscellaneous expenses	268,640	1,551,694
		41,354,787	**78,514,441**

	For the year ended March 31, 2021	For the year ended March 31, 2020
* **Payment to auditors (exclusive of applicable taxes)**		
As auditor		
Statutory audit	900,000	900,000
Reimbursement of expenses	-	42,175
	900,000	**942,175**

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(All amounts in Indian Rupees, unless otherwise stated)

		For the year ended March 31, 2021	For the year ended March 31, 2020
25	**Earnings/ (Loss) per share**		
	Net loss attributable to equity shareholders (A)	(85,980,091)	(82,658,818)
	Weighted average of number of equity shares outstanding (B)	4,045,867	4,045,867
	Weighted average of number of equity shares used in computing diluted earnings per share (C)	6,869,775	5,835,477
	Basic earnings/ (loss) per share (A/B)	(21.25)	(20.43)
	Diluted earnings/ (loss) per share (A/B)*	(21.25)	(20.43)

* As the potential equity shares are anti-dilutive, the effect of the same are ignored in calculating diluted earnings per share as per the requirements of AS 20.

Calculation of weighted average number of shares for diluted earnings per share for the year ended March 31, 2021

Particulars	**Number**	**Weighted Average**
Equity shares as on April 1, 2020	4,045,867	4,045,867
Fully compulsory convertible debentures as on April 1, 2020	1,949,732	1,949,732
Fully compulsory convertible debentures issued during the current year	1,762,847	874,176
	7,758,446	**6,869,775**

Calculation of weighted average number of shares for diluted earnings per share for the year ended March 31, 2020

Particulars	**Number**	**Weighted Average**
Equity shares as on April 1, 2019	4,045,867	4,045,867
Fully compulsory convertible debentures as on April 1, 2019	954,688	954,688
Fully compulsory convertible debentures issued during the current year	995,044	834,923
	5,995,599	**5,835,477**

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(All amounts in Indian Rupees, unless otherwise stated)

26 Related party transactions

A. Name of related parties

a) Related parties and nature of related party relationships where control exists:-

<u>Ultimate holding company</u>
Asiya Capital Investments Company K.S.C.P.

<u>Holding company</u>
ACIC Mauritius 1

Enterprise holding significant influence over the Company
ACIC Mauritius 2

(b) Other related parties with whom transaction have taken place during the current and previous year:-

Fellow subsidiaries
Duet India Hotels (Bangalore) Private Limited
Duet India Hotels (Chennai OMR) Private Limited
Duet India Hotels (Ahmedabad) Private Limited
Duet JKM India Hotels (Indore) Private Limited
Duet India Hotels (Jaipur) Private Limited
Duet India Hotels (Pune) Private Limited
Duet India Hotels (Hyderabad) Private Limited
Duet India Hotels (Navi Mumbai) Private Limited

Enterprise in which key management personnel (KMP) exercise significant influence
Duet India Hotels (Mumbai) Private Limited (till February 22, 2021)

B. Transactions with related parties	**For the year ended March 31, 2021**	**For the year ended March 31, 2020**
Issue of Fully Compulsory Convertible Debentures (FCCDs) of Rs. 10 each		
-ACIC Mauritius 1	163,944,800	92,539,120
Long term borrowings		
Intercompany loans taken from related parties		
-Duet India Hotels (Pune) Private Limited	6,823,924	9,000,000
-Duet India Hotels (Hyderabad) Private Limited	-	18,800,000
Intercompany loan repaid to related parties		
-Duet India Hotels (Pune) Private Limited	-	8,400,000
-Duet India Hotels (Hyderabad) Private Limited	-	14,856,215
-Duet India Hotels (Navi Mumbai) Private Limited	900,000	400,000
-Duet India Hotels (Ahmedabad) Private Limited	-	950,000
-Duet JKM India Hotels (Indore) Private Limited	-	25,500,000
-Duet India Hotels (Mumbai) Private Limited	-	32,000,000
Other current liabilities		
Intercompany loan repaid to related parties		
-Duet India Hotels (Pune) Private Limited	80,932,264	-
-Duet India Hotels (Hyderabad) Private Limited	9,437,325	-

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Duet India Hotels (Chennai) Private Limited
Notes to the financial statements for the year ended March 31, 2021
(All amounts in Indian Rupees, unless otherwise stated)

	For the year ended March 31, 2021	For the year ended March 31, 2020
Long-term loans and advances		
Intercompany loan given to related parties		
-Duet India Hotels (Chennai OMR) Private Limited	-	15,400,000
-Duet India Hotels (Ahmedabad) Private Limited	-	900,000
-Duet India Hotels (Hyderabad) Private Limited	600,000	-
Intercompany loan repaid by related party		
-Duet India Hotels (Chennai OMR) Private Limited	-	19,520,000
-Duet India Hotels (Ahmedabad) Private Limited	-	900,000
-Duet India Hotels (Jaipur) Private Limited	-	4,900,000
Short-term loans and advances		
Intercompany loan given to related parties		
-Duet India Hotels (Chennai OMR) Private Limited	200,000	-
Intercompany loan repaid by related party		
-Duet India Hotels (Chennai OMR) Private Limited	6,600,000	-
Trade payables		
Amount collected by the Company on behalf of related party		
-Duet India Hotels (Chennai OMR) Private Limited	2,205,401	2,205,401
Reimbursement of expenses		
-Duet India Hotels (Chennai OMR) Private Limited	482,744	-

C. Balance Outstanding with related parties

Long term borrowings	As at March 31, 2021	As at March 31, 2020
Intercompany loan from related parties		
-Duet India Hotels (Bangalore) Private Limited	15,800,000	15,800,000
-Duet India Hotels (Pune) Private Limited	11,591,435	4,767,511
-Duet India Hotels (Navi Mumbai) Private Limited	3,400,000	4,300,000
Long-term loans and advances		
Intercompany loan to related parties		
-Duet India Hotels (Hyderabad) Private Limited	600,000	-
Short-term loans and advances		
Intercompany loan to related parties		
-Duet India Hotels (Chennai OMR) Private Limited	-	6,400,000
Other current liabilities		
Intercompany loan from related parties		
-Duet India Hotels (Pune) Private Limited	-	80,932,264
-Duet India Hotels (Hyderabad) Private Limited	-	9,437,325
Interest accrued on intercompany loan from related parties*		
-Duet India Hotels (Bangalore) Private Limited	2,030,769	2,030,769
-Duet India Hotels (Pune) Private Limited	1,404,284	1,404,284
-Duet India Hotels (Hyderabad) Private Limited	523,520	523,520
-Duet JKM India Hotels (Indore) Private Limited	4,366,011	4,366,011
-Duet India Hotels (Mumbai) Private Limited	1,963,672	1,963,672
-Duet India Hotels (Navi Mumbai) Private Limited	254,754	254,754
Fully Compulsory Convertible Debentures (FCCD)		
-ACIC Mauritius 1	345,466,930	181,522,130
Trade payables		
-Duet India Hotels (Chennai OMR) Private Limited	482,744	121,000
-Duet India Hotels (Hyderabad) Private Limited	-	339,440

*Interest on intercompany loan given/ received has been waived off as per mutual consent and accordingly no interest is accrued on these loan transactions from FY 2016-17 till FY 2020-21.

(All amounts in Indian Rupees, unless otherwise stated)

27 Disclosure in respect of employee benefits under Accounting Standard (AS) – 15 (Revised) "Employee Benefits" prescribed by the Companies (Accounting Standards) Rules, 2006.

A. Defined contribution plans

The Company's employee provident fund scheme and employee state insurance are defined contribution plans. A sum of Rs.730,298 (previous year - Rs. 1,752,748) has been recognised as an expense in relation to the scheme and shown under employee benefit expenses in the Statement of Profit and Loss.

	B. Defined benefit plans - Gratuity	**As at March 31, 2021**	**As at March 31, 2020**
(a)	**Change in defined benefit obligation**		
	Present value of obligation at the beginning of the year	390,947	172,092
	Interest cost	26,428	13,182
	Current service cost	235,983	311,108
	Benefits paid	-	(15,881)
	Actuarial (gain)/ loss on obligation	(237,786)	(89,554)
	Present value of obligation at the end of the year	**415,572**	**390,947**
(b)	**Amount recognised in Balance Sheet**		
	Present value of funded obligations as at the end of the period	415,572	390,947
	Net liability	**(415,572)**	**(390,947)**
(c)	**Expenses recognised in Statement of Profit and Loss**		
	Current service cost	235,983	311,108
	Interest cost	26,428	13,182
	Net actuarial (gain)/loss recognized in the year	(237,786)	(89,554)
	Net expense	**24,625**	**234,736**

(d)	**Experience adjustments on actuarial gain/ (loss) for PBO and Plan assets**	**Year ended March 31, 2021**	**Year ended March 31, 2020**	**Year ended March 31, 2019**	**Year ended March 31, 2018**	**Year ended March 31, 2017**
	Defined benefit obligation	415,572	390,947	172,092	117,312	256,941
	Surplus/(deficit)	(415,572)	(390,947)	(172,092)	(117,312)	(256,941)
	Experience adjustment on plan liabilities	237,786	109,828	59,033	93,345	218,003

(e) Principal assumption used in determining the defined benefit obligation is as given below:

Discount rate	6.76%	6.76%
Salary escalation rate (per annum)	10.00%	10.00%

The discount rate is based on the prevailing market yields of Indian government securities as at the balance sheet date for the estimated term of the obligations.
The salary escalation rate is based on estimates of salary increases, which take into accounts inflation, seniority, promotion and other relevant factors.

(f) Demographic assumptions	**As at March 31, 2021**	**As at March 31, 2020**
Retirement age (years)	58-60	58-60
Mortality tables	IALM (2012-14)	IALM (2012-14)
Age (years)	Withdrawal rate	Withdrawal rate
Upto 30	15%	15%
From 31 to 44	15%	15%
Above 44	20%	20%

(g) Enterprise best estimate of contribution in gratuity funds during next year is Rs. 319,769 (Previous Year Rs. 509,627).

(h) As the Company does not have any gratuity fund, the disclosures with respect to plan assets are not applicable.

(All amounts in Indian Rupees, unless otherwise stated)

C. Other long term employee benefits - compensated absences

(a) The principal actuarial assumptions used at the balance sheet date for determining the provision for compensated absences are as follows:

	As at March 31, 2021	**As at March 31, 2020**
Discount rate	6.76%	6.76%
Salary escalation rate (per annum)	10.00%	10.00%

(b) Demographic assumptions

Retirement age (years)	58/60	58/60
Mortality tables	IALM (2012-14)	IALM (2012-14)
Age (years)	Withdrawal rate	Withdrawal rate
Upto 30	15%	15%
From 31 to 44	15%	15%
Above 44	20%	20%

28 The Company's exposure in respect of foreign currency denominated liabilities not hedged as on March 31, 2021 by derivative instruments or otherwise is USD (Rs.) [previous year USD 140,496 (Rs. 10,591,454)].

29 **Earnings in foreign currency (on cash basis)**	**For the year ended March 31, 2021**	**For the year ended March 31, 2020**
Revenue from operations (including taxes)	62,389	43,344,128

30 **Expenditure in foreign currency**	**For the year ended March 31, 2021**	**For the year ended March 31, 2020**
Advertisement and marketing	4,402,305	10,293,325
Commission	462,081	884,353

31 The management has identified enterprises which have provided goods and services to the Company and which qualify under the definition of micro and small enterprises, as defined under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at March 31, 2021 and March 31, 2020 has been made in the financial statements based on information received and available with the Company. The Company has not received any claim for interest from any supplier under the said Act.

32 During earlier years, the Company had entered into certain loan transactions with group companies (having common directors with the Company). These loan transactions were not permitted under the provisions of section 185 of the Companies Act, 2013 ("the Act"). Based on the legal views, the management believes that the maximum amount of penalty prescribed under section 185 of the Companies Act, 2013 could be of Rs.25,00,000 for all such loan transactions instead of one loan transaction, which had been recognised by the Company in the books of account (disclosed under the head "other current liabilities"). The management is assessing the condonation process on the aforesaid matter.

33 **Contingent liabilities**

Impact of Supreme Court judgement with regard to Provident Fund

There are numerous interpretative issues relating to the Supreme Court (SC) judgement on PF dated February 28, 2019. As a matter of caution, the company has made a provision on a prospective basis from the date of the SC order. The company will update its provision, on receiving further clarity on the subject.

34 Disclosure requirements under Accounting Standard 17 on 'Segment Reporting', specified under Section 133 of the Companies Act, 2013 are not applicable as the Company's business activity falls within a single primary business segment i.e. hotels. There are no geographical segment to be reported since all the operations are undertaken in India.

35 During the year the operations of the hotel are adversely impacted due to travel restrictions and nationwide lockdowns announced by Government of India due to the outbreak of COVID-19 worldwide. The management has undertaken all necessary cost saving measures to contain cost including payroll cost and also concentrating on increasing occupancy to generate cash. In evaluating the impact of COVID-19, on its ability to continue as a going concern, the management has made a detailed assessment of its liquidity position and believes that it has sufficient financing arrangements to fulfil its working capital requirements in addition to the funds expected to be generated from the operating activities and unconditional continued financial and operational support to the Company from its ultimate parent Company. The management has also assessed the potential impact of COVID-19 on the carrying value of property, plant & equipment, trade receivables, inventories, and other current assets appearing in the financial statements of the Company. Based on the current indicators of future economic conditions and subsequent realization of the its assets, the management expects to recover the carrying value of trade receivables, inventories, and other current assets. However, the management believes that the COVID-19 impact on the business is indeterminable and may not be reliable and accordingly has not considered any adjustment in the carrying value of its Property Plant & Equipment.

The impact assessment of COVID-19 is a continuous process given the uncertainties associated with its nature and duration and actual results may differ materially from these estimates. The management will continue to monitor any material changes to future economic conditions and any significant impact of these changes would be recognized in the financial statements as and when these material changes to economic conditions arise.

36 In an earlier year, the Company had engaged with a service provider for assisting in hotel renovations at an agreed value of Rs 9,086,768 (design fees and Project Management fees) and further incentive at a proportion of saving from the budgeted renovation cost. Till the end of previous year, the service provider had raised invoices of Rs 4,191,601 for services rendered and Rs 2,373,000 for incentives and representing saving from budgeted renovation cost. During the current year the service provider has initiated arbitration proceedings for recovery of above amounts. The management has disputed the vendor claims on account of delay and lack of submission of cost details and saving arising out of the efforts of service provider and believes that no material adjustment is likely to arise upon final settlement with the service provider.

37 The Company in earlier years had entered into a loan transaction with a SARE group company pursuant to which it was carrying a gross loan receivable of Rs. 600,000 as at March 31, 2020. During the current year, the Company has assigned its loan receivable of Rs. 600,000 to Duet India Hotels (Hyderabad) Private Limited (Duet Group Company). The management based on the legal opinion obtained by it believes that the assignment of loan receivable from SARE group company to the above mentioned company is permissible and no further adjustment is required in the financial statements in this regard.

38 **Previous year comparatives**
The Company has reclassified previous year figures to conform to this year's classification.

As per our report of even date.

For S.R. Batliboi & Co. LLP
Firm Registration No.: 301003E/E300005
Chartered Accountants

per Sanjay Vij
Partner
Membership No. 095169
Place: Gurugram
Date: November 03, 2021

For and on behalf of the Board of Directors of
Duet India Hotels (Chennai) Private Limited

Sudhir Gupta
Director
DIN: 03102047
Place: Gurugram
Date: November 03, 2021

Rahul N. Latta
Director
DIN: 07886515
Place: Gurugram
Date: November 03, 2021