

Independent Auditor's Report

To the Members of Ascent Hotels Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Ascent Hotels Private Limited (the "Company") which comprise the balance sheet as at 31 March 2025, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its profit and other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Revenue recognition

See Note 24 to the financial statements

The key audit matter

The Company is principally engaged in the business of owning hotels. Its revenue comprises hotel revenue (including room revenue, food and beverage revenue and revenue from recreation and other services) and space rental revenue.

The accounting policies for different revenue

How the matter was addressed in our audit

Our audit procedures included:

- Tested the design, implementation and operating effectiveness of the key controls over revenue recognition process.
- Tested the Company's revenue recognition accounting policies are consistent with the

Registered Office:

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

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

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<p>streams are set out in Note 2.11 to the financial statements.</p> <p>Revenue is a key performance indicator of the Company and there is risk of overstatement of revenue due to fraud resulting from pressure to achieve targets and earnings expectations.</p> <p>Considering the above, we have identified revenue recognition as a key audit matter.</p>	<p>applicable accounting standards.</p> <ul style="list-style-type: none"> • Using statistical sampling basis, tested the revenue transactions recorded during the year (including year-end cut off testing) with the underlying documents such as invoices, bank collections and other relevant documents, as applicable. • Tested the journal entries relating to revenue recognised during the year based on specified risk-based criteria, to identify unusual or irregular items. • Evaluated the adequacy of disclosures relating to the revenue recognition made in the financial statements in accordance with the applicable accounting standards.
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Management's and Board of Directors' Responsibilities for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

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:

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- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- 2 A. As required by Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books, except for the following:
 - the back-up of an accounting softwares used for maintaining records of room revenue and food and beverage revenue which form part of the 'books of account and other relevant books and papers in electronic mode' has not been kept on servers physically located in India on a daily

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basis;

- the back-up of an accounting software used for maintaining general ledger and procurement to pay records which forms part of the 'books of account and other relevant books and papers in electronic mode' has not been kept on servers physically located in India on a daily basis during 1 April 2024 to 12 November 2024;
 - in the absence of independent auditor's report in relation to controls at the service organisation used by the Company for its payroll process, we are unable to comment on whether the backup of books of accounts and other relevant books and papers in electronic mode relevant to the said process was maintained on the servers physically located in India on a daily basis; and
 - the matters stated in the paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- c. The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as on 01 April 2025 and 10 April 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164(2) of the Act.
- f. The qualifications relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(A)(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.
- g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- B. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- a. The Company does not have any pending litigations which would impact its financial position.
 - b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - d (i) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 42(v) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
 - (ii) The management has represented that, to the best of its knowledge and belief, as disclosed in the Note 42(vi) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf



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of the Ultimate Beneficiaries.

- (iii) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.
- e. The Company has neither declared nor paid any dividend during the year.
- f. Based on our examination which included test checks, except for the instances mentioned below, the Company has used accounting softwares for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective softwares:
- (i) In the absence of sufficient and appropriate reporting on compliance with the audit trail requirements in the independent auditor's report of service organisation available for part of the year and in the absence of the independent auditor's report of service organisation for the balance period, for accounting software used for maintaining the books of account relating to food and beverage revenue process, which is operated by third-party software service provider, we are unable to comment whether audit trail feature for the said software was enabled and operated throughout the year for all relevant transactions, recorded in the software.
- (ii) In the absence of an independent auditor's report in relation to controls at a service organisation for an accounting software used for maintaining the books of account relating to payroll process, which is operated by a third party software service provider, we are unable to comment whether audit trail feature for the said software was enabled and operated for all relevant transactions recorded in the software.
- (iii) The feature of recording audit trail (edit log) facility was not enabled for the accounting software used for maintaining the books of account relating to general ledger.
- (iv) The feature of recording audit trail (edit log) facility was not enabled at the database level to log any direct data changes for the accounting software used for maintaining the books of account relating to revenue process for the period from 01 April 2024 to 07 October 2024.
- (v) The feature of recording audit trail (edit log) facility was not enabled at the database level to log any direct data changes for the accounting software used for maintaining the books of account related to general ledger at hotel and procurement to pay process.

Further, for the accounting softwares for which audit trail feature is enabled and operated effectively, we did not come across any instance of audit trail feature being tampered with during the course of our audit. Additionally, where the audit trail was enabled or operating effectively, the same has been preserved by the Company as per the statutory requirements for record retention except in the case of accounting software used for maintaining the books of account relating to general ledger at hotel and procurement to pay process.

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C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the year. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Shweta Kumar

Partner

Place: Gurugram

Date: 28 May 2025

Membership No.: 509822

ICAI UDIN:25509822BMXIBD6483

Annexure A to the Independent Auditor's Report on the Financial Statements of Ascent Hotels Private Limited for the year ended 31 March 2025

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

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (i) (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified once in every three years. In accordance with this programme, all property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than immovable properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the Company.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.
- (e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) (i) (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from bank on the basis of security of current assets. As informed to us and as per the terms of sanction letter of such limits, there is no requirement on the Company to submit quarterly returns or statements with such bank.
- (iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any investments, provided guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Accordingly, provisions of clauses 3(iii)(a) to 3(iii)(f) of the Order are not applicable to the Company.
- (iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 ("the Act") are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.
- (v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.
- (vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the services

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Annexure A to the Independent Auditor's Report on the Financial Statements of Ascent Hotels Private Limited for the year ended 31 March 2025 (Continued)

provided by it. Accordingly, clause 3(vi) of the Order is not applicable.

- (vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, and Sales tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Services Tax, Value Added Tax, Provident Fund, Employees' State Insurance, Income-Tax or Cess or other statutory dues have been regularly deposited by the Company with the appropriate authorities.

As informed to us, the Company did not have any dues on account of Duty of Customs.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Services Tax, Value Added Tax, Provident Fund, Employees' State Insurance, Income-Tax or Cess or other statutory dues were in arrears as at 31 March 2025 for a period of more than six months from the date they became payable, except as mentioned below:

Name of the statute	Nature of the dues	Amount (INR in million)	Period to which the amount relates	Due date	Date of payment
The Employees' Provident Funds And Miscellaneous Provisions Act, 1952	Provident fund (Additional liability due to Supreme Court Judgement)	0.31	March 2019	15 April 2019	Not yet paid
Central Goods and Services Tax Act, 2017 and State Goods and Services Tax Act, 2017	Interest liability on GST reversal	1.05	July 2017 to August 2022	Various Dates	Not yet paid

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to Goods and Services Tax, Provident Fund, Employees' State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.

Annexure A to the Independent Auditor's Report on the Financial Statements of Ascent Hotels Private Limited for the year ended 31 March 2025 (Continued)

As at 31 March 2025, the Company also has interest free loan amounting to INR 3,511.86 millions from SAMHI Hotels Limited ("Holding Company"), repayable at the option of the Company and accordingly classified as "Other equity". As this loan is repayable at the option of the Company, there has been no default in repayment thereof.

Further, as at 31 March 2025, the Company also has interest free loan amounting to INR 30.00 millions from SAMHI Hotels Limited ("Holding Company"), repayable on demand and accordingly classified as "current borrowings". As the aforesaid loan has not been recalled by the Holding Company, there has been no default in repayment thereof.

- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.
- (c) In our opinion and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.
- (d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that the Company has used funds raised on short-term basis aggregating to INR 114.78 millions for long-term purposes.
- (e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2025. Accordingly, clause 3(ix)(e) is not applicable.
- (f) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2025. Accordingly, clause 3(ix)(f) of the Order is not applicable.
- (x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi) (a) During the course of our examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.
- (b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.
- (xiii) The Company is a wholly owned subsidiary of a public limited company and accordingly the requirements as stipulated by the provisions of Section 177 of the Act are not applicable to the Company. In our opinion and according to the information and explanations given to us and on the basis of our examination of records of the Company, transactions with the related parties are in compliance with Section 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- (xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.

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Annexure A to the Independent Auditor's Report on the Financial Statements of Ascent Hotels Private Limited for the year ended 31 March 2025 (Continued)

- (b) We have considered the internal audit reports of the Company issued till date for the period under audit.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.
- (b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.
- (c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (d) The Company is not part of any group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016 as amended). Accordingly, the requirements of clause 3(xvi)(d) are not applicable.
- (xvii) The Company has not incurred cash losses in the current financial year. However, the Company has incurred cash losses of INR 138.95 millions in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The requirements as stipulated by the provisions of Section 135 are not applicable to the Company. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248W/W-100022



Shweta Kumar

Partner

Place: Gurugram

Date: 28 May 2025

Membership No.: 509822

ICAI UDIN:25509822BMXIBD6483

Annexure B to the Independent Auditor's Report on the financial statements of Ascent Hotels Private Limited for the year ended 31 March 2025

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

(Referred to in paragraph 2(A)(g) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of Ascent Hotels Private Limited ("the Company") as of 31 March 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2025, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial

Annexure B to the Independent Auditor's Report on the financial statements of Ascent Hotels Private Limited for the year ended 31 March 2025 (Continued)

statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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

For B S R & Co. LLP

Chartered Accountants

Firm's Registration No.:101248WW-100022



Shweta Kumar

Partner

Place: Gurugram

Date: 28 May 2025

Membership No.: 509822

ICAI UDIN:25509822BMXIBD6483

	Note	As at 31 March 2025	As at 31 March 2024
ASSETS			
Non-current assets			
Property, plant and equipment	3	2,607.54	2,746.77
Capital work-in-progress	3	89.00	66.88
Other intangible assets	4	1.04	1.31
Financial assets			
Other financial assets	5	72.47	77.56
Deferred tax assets (net)	7	-	-
Other tax assets	6	30.35	22.48
Other non-current assets	8	7.45	14.42
Total non-current assets		2,807.85	2,929.42
Current assets			
Inventories	9	13.32	10.92
Financial assets			
Trade receivables	10	106.14	75.80
Cash and cash equivalents	11A	14.40	46.44
Other financial assets	12	8.59	28.92
Other current assets	13	60.42	28.46
Total current assets		202.87	190.54
TOTAL ASSETS		3,010.72	3,119.96
EQUITY AND LIABILITIES			
Equity			
Equity share capital	14	1,278.01	1,278.01
Other equity	15	(586.53)	(101.88)
Total equity		691.48	1,176.13
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	16	1,856.63	1,363.23
Provisions	17	4.33	4.06
Other non-current liabilities	18	108.34	119.16
Total non-current liabilities		1,969.30	1,486.45
Current liabilities			
Financial liabilities			
Borrowings	19	128.78	12.75
Trade payables	20		
- total outstanding dues of micro enterprises and small enterprises		9.48	28.25
- total outstanding dues of creditors other than micro enterprises and small enterprises		96.37	326.37
Other financial liabilities	21	33.94	20.73
Other current liabilities	22	78.49	66.47
Provisions	23	2.88	2.81
Total current liabilities		349.94	457.38
Total liabilities		2,319.24	1,943.83
TOTAL EQUITY AND LIABILITIES		3,010.72	3,119.96

The notes from Note 1 to Note 43 form an integral part of these financial statements.

As per our report of even date attached

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


Shweta Kumar
Partner
Membership No.: 509822

Place: Gurugram
Date: 28 Mar 2025

For and on behalf of Board of Directors of
Ascent Hotels Private Limited


Rajat Mehra
Director
DIN: 06813081

Place: Gurugram
Date: 28 Mar 2025


Tanya Chakravarty
Director
DIN: 08339291

Place: Gurugram
Date: 28 Mar 2025


Iram Naaz Anand
Company Secretary
Membership No.: A43735

Place: Gurugram
Date: 28 Mar 2025

Ascent Hotels Private Limited
CIN U55101MH2005PTC154475
Statement of Profit and Loss for the year ended 31 March 2025
(All amounts in Rupees Million, unless otherwise stated)

	Note	For the year ended 31 March 2025	For the year ended 31 March 2024
Income			
Revenue from operations	24	1,400.48	1,184.96
Other income	25	14.91	7.28
Total income		1,415.39	1,192.24
Expenses			
Cost of materials consumed	26	164.16	139.31
Employee benefits expense	27	177.07	151.55
Other expenses	30	583.49	607.24
		924.72	898.10
Earnings before finance cost, depreciation, amortisation and tax		490.67	294.14
Finance costs	28	205.18	449.94
Depreciation and amortisation expense	29	175.33	175.38
		380.50	625.32
Profit/(loss) before tax		110.17	(331.18)
Tax expense	7		
Current tax		-	-
Deferred tax		-	-
		-	-
Profit/(loss) for the year		110.17	(331.18)
Other comprehensive income			
Items that will not be reclassified to profit or loss			
- Re-measurement loss on defined benefit obligations	27	(0.22)	(0.23)
- Income tax relating to items mentioned above		-	-
Other comprehensive loss for the year, net of tax		(0.22)	(0.23)
Total comprehensive profit/(loss) for the year		109.95	(331.41)
Earnings/(loss) per equity share (Face value of INR 10 each):	31		
Basic (INR)		0.86	(2.59)
Diluted (INR)		0.86	(2.59)

The notes from Note 1 to Note 43 form an integral part of these financial statements.

As per our report of even date attached

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



Shweta Kumar
Partner
Membership No.: 509822

Place: Gurugram
Date: 28 Mar 2025

For and on behalf of Board of Directors of
Ascent Hotels Private Limited



Rajat Mehra
Director
DIN: 06813081

Place: Gurugram
Date: 28 Mar 2025



Tanya Chakravarty
Director
DIN: 08539291

Place: Gurugram
Date: 28 Mar 2025



Iram Naaz Anand
Company Secretary
Membership No.: A43735

Place: Gurugram
Date: 28 Mar 2025

Ascent Hotels Private Limited
CIN U55101MH2005PTC154475
Statement of Cash Flows for the year ended 31 March 2025
(All amounts in Rupees Million, unless otherwise stated)

	For the year ended 31 March 2025	For the year ended 31 March 2024
A. Cash flows from operating activities		
Profit/(loss) before tax	110.17	(331.18)
Adjustments:		
Depreciation and amortisation expense	175.33	175.38
Liabilities / provisions no longer required written back	(7.94)	(1.62)
Loss allowance for trade receivables	1.58	-
Finance costs	205.18	449.94
Interest income	(5.77)	(3.94)
Unrealised loss on foreign exchange fluctuation (net)	1.83	3.22
Operating cash flows before working capital changes	480.38	291.80
Increase in inventories	(2.40)	(1.80)
Increase in trade receivables	(31.92)	(22.37)
Increase other financial assets	(0.99)	(7.03)
Increase in other assets	(25.64)	(5.01)
(Decrease)/ increase in trade payables	(245.46)	128.91
Increase/ (decrease) in other liabilities	12.02	(18.24)
Increase in provisions	0.12	0.99
Increase in other financial liabilities	6.26	0.19
Cash generated from operations	192.37	367.44
Income taxes (paid)/ refunded (including interest) - net	(6.79)	1.20
Net cash generated from operating activities (A)	185.58	368.64
B. Cash flows from investing activities		
Purchase of property, plant and equipment and Intangible assets (including capital work-in-progress)	(50.91)	(32.88)
Bank deposits matured	30.08	318.42
Bank deposits made	(4.70)	(335.71)
Interest received	5.72	2.91
Net cash used in investing activities (B)	(19.81)	(47.26)
C. Cash flows from financing activities		
Proceeds from long-term borrowings	479.75	1,275.21
Repayment of long-term borrowings	(17.55)	(3,634.78)
Proceeds of current borrowings from bank (net)	67.33	-
Proceeds of current borrowings from Holding Company	70.00	433.50
Repayment of current borrowings to Holding Company	(40.00)	-
Equity component of interest free loan received from holding company	-	2,715.01
Equity component of interest free loan repaid to holding company	(594.60)	(444.70)
Finance costs paid	(162.76)	(688.02)
Net cash used in from financing activities (C)	(197.81)	(343.78)
Net decrease in cash and cash equivalents (A+B+C)	(32.04)	(22.40)
Cash and cash equivalents at the beginning of the year	46.44	68.84
Cash and cash equivalents at the end of the year	14.40	46.44

	As at 31 March 2025	As at 31 March 2024
Notes to statement of cash flows		
i. Components of Cash and cash equivalents		
Cash on hand	0.20	0.80
Balances with banks		
in current account	14.20	45.64
	14.40	46.44



Statement of Cash Flows for the year ended 31 March 2025

(All amounts in Rupees Million, unless otherwise stated)

ii. Movement in financial liabilities - Borrowings including accrued interest and unamortised premium on optionally convertible redeemable debentures

	For the year ended 31 March 2025	For the year ended 31 March 2024
Opening Balance	1,506.27	5,183.17
Changes from financing cash flows		
Proceeds from non-current borrowings	479.75	1,708.71
Repayment of non-current borrowings from bank	(17.55)	(3,634.78)
Proceeds of current borrowings (net)	67.35	-
Proceeds of current borrowings from Holding Company	70.00	-
Repayment of current borrowings to Holding Company	(40.00)	-
Finance cost paid	(162.76)	(688.02)
Other non cash changes		
Finance cost expense	202.38	458.09
Modification of financial liability made during the year	-	(1,520.90)
Closing Balance	2,105.44	1,506.27

iii. The cash flows from operating activities section in Statement of Cash flows has been prepared in accordance with the "Indirect Method" as set out in the Ind AS 7 "Statement of Cash Flows"

The notes from Note 1 to Note 43 form an integral part of these financial statements.
As per our report of even date attached

For BSR & Co. LLP

Chartered Accountants

ICAI Firm Registration No.: 101248W/W-100022



Shweta Kumar

Partner

Membership No.: 509822

Place: Gurugram

Date: 28 Mar 2025

For and on behalf of Board of Directors of

Ascent Hotels Private Limited



Rajat Mehra

Director

DIN: 06813081

Place: Gurugram

Date: 28 Mar 2025



Tanya Chakravarty

Director

DIN: 08539291

Place: Gurugram

Date: 28 Mar 2025



Iram Naaz Anand

Company Secretary

Membership No.: A43735

Place: Gurugram

Date: 28 Mar 2025

a. Equity share capital

Particulars	Number	Amount
As at 01 April 2023	12,78,01,486	1,278.01
Changes in equity share capital during the year	-	-
As at 31 March 2024	12,78,01,486	1,278.01
Changes in equity share capital during the year	-	-
As at 31 March 2025	12,78,01,486	1,278.01

b. Other equity (refer note 15)

Particulars	Reserves and surplus			Equity component of interest free loans from Holding Company (Refer note 15)	Total
	Securities premium	Retained earnings	Re measurement of defined benefit liability / asset		
Balance as at 01 April 2023	1,048.85	(4,925.78)	-	315.25	(3,561.68)
Loss for the year	-	(331.18)	-	-	(331.18)
Other comprehensive loss (net of tax)	-	-	(0.23)	-	(0.23)
Total comprehensive income	-	(331.18)	(0.23)	-	(331.41)
Addition during the year	-	-	-	-	-
Transferred to retained earnings	-	(0.23)	0.23	-	-
Modification of financial liability made during the year (refer note 15)	-	-	-	1,520.90	1,520.90
Loan received from Holding Company	-	-	-	2,715.01	2,715.01
Loan repaid to Holding Company	-	-	-	(444.70)	(444.70)
Balance as at 31 March 2024	1,048.85	(5,257.19)	-	4,106.46	(101.88)
Profit for the year	-	110.17	-	-	110.17
Other comprehensive loss (net of tax)	-	-	(0.22)	-	(0.22)
Total comprehensive loss	-	110.17	(0.22)	-	109.95
Addition during the year	-	-	-	-	-
Transferred to retained earnings	-	(0.22)	0.22	-	-
Loan repaid to Holding Company	-	-	-	(594.60)	(594.60)
Balance as at 31 March 2025	1,048.85	(5,147.24)	-	3,511.86	(586.53)

The notes from Note 1 to Note 43 form an integral part of these financial statements.

As per our report of even date attached.

For RS R & Co. LLP
Chartered Accountants
ICAI Firm Registration No.: 101248W/W-100022

Shweta Kumar
Partner
Membership No.: 509822

Place: Gurugram
Date: 28 Mar 2025

For and on behalf of Board of Directors of
Ascent Hotels Private Limited


Rajat Mehra
Director
DIN: 06813081

Place: Gurugram
Date: 28 Mar 2025

Tanya Chakravarty
Director
DIN: 08539291

Place: Gurugram
Date: 28 Mar 2025

Iram Naaz Anand
Company Secretary
Membership No.: A41735

Place: Gurugram
Date: 28 Mar 2025

1.1 Corporate information

Ascent Hotels Private Limited ('the Company') is a company domiciled in India. The Company was incorporated in India on 05 July 2005 as per the provisions of Indian Companies Act and is limited by shares. The registered office of the Company is at B -7, Om Parshwanath Apartments, Desai and Sheth Nagar, Sai Baba Nagar, B, orivali(W), Mumbai City, Mumbai, Maharashtra, India, 400092 and the corporate office of the Company is situated at 14th Floor, Building 10 C, Cyber City, Phase-II, Gurugram, Haryana, India, 122002.

The Company is principally engaged in the business of owning internationally branded hotels across key cities in the Indian sub-continent. Presently, the Company has one hotel under it (Hyatt Regency, Pune) which is operational.

1.2 Basis of preparation

A. Statement of compliance

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013, (the 'Act') and other relevant provisions of the Act.

The financial statements were approved for issue in accordance with the resolution of the Company's Board of Directors on 28 May 2025.

Details of the Company's accounting policies are included in Note 2.

B. Functional and presentation currency

These financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All amounts have been rounded-off to the nearest millions, unless otherwise indicated.

C. Basis of measurement

The financial statements have been prepared under the historical cost basis except for the following items, which are measured on an alternative basis on each reporting date:

Items	Measurement Basis
Financial assets and liabilities i.e., derivative instruments	Fair Value

D. Critical estimates and judgments

In preparing these financial statements, management has made judgments and estimates that affect the application of Company's accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized prospectively.



Judgements

Information about judgements made in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements is:

i) Provisions and contingencies

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with Ind AS 37, 'Provisions, Contingent Liabilities and Contingent Assets', which involves key assumptions about the likelihood and magnitude of an outflow of resources.

ii) Useful lives and impairment assessment of property, plant and equipment, capital work-in progress, right to use assets and other intangible assets

The estimated useful lives and recoverable amounts of property, plant and equipment, capital work-in progress, right to use assets and other intangible assets are based on estimates and assumptions regarding the expected market outlook, expected future cash flows, obsolescence, demand, competition and known technological advances. The Company reviews the useful lives and recoverable amounts of property, plant and equipment, capital work-in progress, right to use assets and other intangible assets at the end of each reporting date.

iii) Employee benefit obligations

Employee benefit obligations (gratuity and compensated absences) are determined using actuarial valuations, which involves determination of the discount rate, salary growth rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

iv) Fair value measurement of financial instruments

The fair values of financial instruments recorded in the balance sheet in respect of which quoted prices in active markets are not available are measured using valuation techniques. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values.

Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. Also, refer Note 35 for further disclosures.

v) Recognition of deferred tax assets/liabilities

Recognition of deferred tax assets/liabilities involves making judgements and estimations about the availability of future taxable profit against which carried forward tax losses can be used. A deferred tax asset is recognised for unused tax losses and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilized.

Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.



vi) Critical judgements in determining the discount rate:

The discount rate is generally based on the incremental borrowing rate specific to the lease being evaluated or for the portfolio of leases with similar characteristics.

E. Current and non-current classification

Based on the time involved between the acquisition of assets for processing and their realization in cash or cash equivalents, the Company has identified twelve months as its operating cycle for determining current and non-current classification of assets and liabilities in the balance sheet.

F. Measurement of fair values

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. The Company has an established control framework with respect to the measurement of fair values. The finance team has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values, and reports directly to the Holding Company's Chief Financial Officer.

They regularly review significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values then the finance team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety at the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in Note 35.



2. Material accounting policies

1) Property, plant and equipment

Recognition and measurement

Property, plant and equipment including capital work in progress are measured at cost less accumulated depreciation and any accumulated impairment losses if any.

Cost of property, plant and equipment not ready for use as at the reporting date are disclosed as capital work-in-progress.

Cost comprises the purchase price, import duties and other non-refundable taxes or levies, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for its intended use and estimated costs of dismantling and removing the item and restoring the site on which it is located. Any trade discounts and rebates are deducted in arriving at the purchase price.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Subsequent costs and disposal

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it is probable that the future economic benefits associated with the expenditure will flow to the Company. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure, are charged to the profit or loss for the period during which such expenses are incurred.

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

Depreciation

Depreciation on property, plant and equipment is calculated using the straight-line method (SLM) to allocate their cost, net of their residual values, over their estimated useful lives (determined by the management based on technical estimates). The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. In case of a revision, the unamortized depreciable amount is charged over the remaining useful life.

Depreciation on addition/ (disposals) is provided on a pro-rata basis i.e., from/ (up to) the date on which the asset is ready for use/ (disposed off).



The management estimate of the useful life of various categories of assets is as follows:

Asset Category*	Management estimate of Useful Life	Useful life as per Schedule II to the Companies Act, 2013
Building	15-60 years	60 years
Computers and accessories	3-6 years	3-6 years
Plant and machinery	5-20 years	15 years
Furniture and fixtures	5-8 years	10 years
Vehicles	8 years	8 years
Office equipment	5 years	5 years

* 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 of few assets included in the above asset categories are different from the useful lives as prescribed under Part C of Schedule II to the Companies Act 2013.

Freehold land is not depreciated.

The residual values, useful lives and methods of depreciation of property plant and equipment's are reviewed by management at each reporting date and adjusted prospectively, as appropriate.

2) Intangible assets

Recognition and measurement

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 accumulated amortisation and accumulated impairment loss, if any.

Subsequent expenditure is capitalised only when it increases the future economic benefits from the specific asset to which it relates.

Amortisation

Intangible assets of the Company represents computer software and are amortized using the straight-line method over the estimated useful life (at present three to ten 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.

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 profit or loss when the asset is derecognized.

3) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.



i. Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus or minus, for an item not at FVTPL, transaction costs that are attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

ii. Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at

- Amortised cost
- Debt investment measured at fair value through other comprehensive income (FVOCI)
- Fair value through profit or loss (FVTPL)
- Equity investments measured at fair value through other comprehensive income (FVOCI)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

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

A debt investment is measure at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

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

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets: Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed, and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income,



maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;

- how the performance of the portfolio is evaluated and reported to the Company's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Company's continuing recognition of the assets.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Company considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate features;
- prepayment and extension features;
- terms that limit the Company's claim to cash flows from specified assets (e.g. non-recourse features).

Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.
Debt investments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
Equity investments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.



Financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

iii. Derecognition

Financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Company enters into transactions whereby it transfers assets recognised on its balance sheet but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognized.

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

The Company also derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

iv. Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the balance sheet when, and only when, the Company currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

v. Compound financial instruments

Compound financial instruments issued by the Company comprise compulsorily convertible debentures denominated in INR that can be converted to equity shares at the option of the holder, when the number of shares to be issued is fixed and does not vary with changes in fair value.

The liability component of a compound financial instrument is initially recognised at the fair value of a similar liability that does not have an equity conversion option. The equity component is initially recognised at the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.



Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest method. The equity component of a compound financial instrument is not remeasured subsequently.

Interest related to the financial liability is recognised in profit or loss (unless it qualifies for inclusion in the cost of an asset). In case of conversion at maturity, the financial liability is reclassified to equity and no gain or loss is recognised.

vi. Interest free loans

The Company has obtained interest free loan from its holding company. Such interest free loans are measured at fair values determined using a present value technique with inputs that include future cash flows and discount rates that reflect assumptions that market participants would apply in pricing such loans. The difference between the transaction price and the fair value of such loans have been recognised as equity component in the books of the Company. The loan component is subsequently measured at amortised costs and interest expense is recognised using effective interest rate method. On modification in the terms of such loans wherein they became repayable at the option of the borrower resulting in it becoming perpetual debt such loans including accrued interest up to the date of modification have been treated as other equity.

viii. Modification of financial assets and liabilities

Financial assets:

If the terms of a financial asset are modified, the Company evaluates whether the cash flows of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognized and a new financial asset is recognized at fair value.

If the cash flows of the modified asset carried at amortized cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Company recalculates the gross carrying amount of the financial asset and recognizes the amount arising from adjusting the gross carrying amount as a modification gain or loss in profit or loss.

Financial Liabilities:

The Company derecognises a financial liability when its terms are modified, and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit or loss.

Optionally convertible redeemable debentures

All financial liabilities are initially recognised at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of a financial instrument on initial recognition is generally its transaction price (that is, the fair value of the consideration given or received). However, if there is a difference between the transaction price and the fair value of financial instruments whose fair value is based on a quoted price in an active market or a valuation technique that uses only data from observable



markets, the Group recognizes the difference as a gain or loss at inception ('day 1 gain or loss'). In all other cases, the entire day 1 gain or loss is deferred and recognised in the Statement of Profit and Loss over the life of the transaction until the transaction matures or is closed out.

4) Impairment

A. Impairment of financial instruments

The Company recognises loss allowances for expected credit losses on financial assets measured at amortised cost.

At each reporting date, the Company assesses whether financial assets carried at amortised cost and debt securities at Fair value through profit and loss (FVTPL) are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being past due for 90 days or more;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties.

The Company measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward-looking information.



Measurement of expected credit losses

Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Company in accordance with the contract and the cash flows that the Company expects to receive).

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

Presentation of allowance for expected credit losses in the balance sheet

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

For debt securities at FVOCI, the loss allowance is charged to profit or loss and is recognised in OCI.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Company's procedures for recovery of amounts due.

B. Impairment of non-financial assets

The carrying amounts of assets are reviewed at each reporting date if there is any indication of impairment based on internal/external factors. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount is the greater of the asset's (or cash generating unit's) fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset (or cash generating unit (CGU)).

An impairment loss is recognised if the carrying amount of an asset or CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the Statement of Profit and Loss. Impairment loss recognised in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated, if any to the CGU, and then to reduce the carrying amounts of the other assets of the CGU (or group of CGUs) on a pro rata basis.

An impairment loss in respect of goodwill is not subsequently reversed. In respect of other assets for which impairment loss has been recognised in prior periods, the Company reviews at each reporting date whether there is any indication that the loss has decreased or no longer exists. An impairment loss



is reversed if there has been a change in the estimates used to determine the recoverable amount. Such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

5) Inventories

Inventories which comprise stock of food and beverages is carried at the lower of cost and net realisable value. Cost of inventories comprises all costs of purchase and other costs incurred in bringing the inventory to their present location and condition. In determining the cost, first in first out ("FIFO") method is used. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs to make the sale.

The comparison of cost and net realizable value is made on an item-by-item basis.

6) Government grants and subsidies

Grants and subsidies from the government are recognised when there is reasonable assurance that (i) the Company will comply with the conditions attached to them, and (ii) the grant/subsidy will be received.

7) Provisions (other than employee benefits)

A provision is recognized when the Company has a present obligation as a result of past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made of the amount of the obligation.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost. Provisions are reviewed by the management at each reporting date and adjusted to reflect the current best estimates at each reporting date.

8) Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation, or a present obligation whose amount cannot be estimated reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

9) Borrowing costs

Borrowing costs are interest and other costs (including exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred by the Company in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition and/or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of cost of that asset. Capitalisation of borrowing costs



is suspended in the period during which active development is delayed due to interruption, other than temporary interruption. Other borrowing costs are recognised as an expense in the Statement of Profit and Loss in the period in which they are incurred.

10) Employee benefits

(a) 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, short-term 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.

(b) Post-employment benefits

Defined contribution plan – Provident fund and Employee state insurance

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. If the contribution already paid is less than the contribution payable under the scheme for service received before the balance sheet date, the deficit payable under the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the prepayment will lead to a reduction in future payment or a cash refund.

Defined benefit plan – Gratuity

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 the Projected Unit Credit Method, which recognizes each period of service as giving rise to an 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, are based on the market yields on government securities as at the balance sheet date, having maturity period approximating to the terms of related obligations.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in other comprehensive income and are never reclassified to profit or loss. Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognized immediately in the profit or loss as past service cost.



(c) Other long-term employee benefit obligations – Compensated absences

The employees can carry-forward a portion of the unutilized accrued compensated absences and utilize 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 utilized 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. Re measurements as a result of experience adjustments and changes in actuarial assumptions are recognized in the profit or loss.

11) Revenue recognition

Revenue is recognized at an amount that reflects the consideration to which the Company expects to be entitled in exchange for transferring the goods or services to a customer i.e. on transfer of control of the goods or service to the customer. Revenue is net of indirect taxes and discounts.

Contract asset represents the Company's right to consideration in exchange for services that the Company has transferred to a customer when that right is conditioned on something other than the passage of time.

When there is unconditional right to receive cash, and only passage of time is required to do invoicing, the same is presented as Unbilled revenue.

A contract liability is recognized if a payment is received or a payment is due (whichever is earlier) from a customer before the Company transfers the related goods or services and the Company is under an obligation to provide only the goods or services under the contract. Contract liabilities are recognized as revenue when the Company performs under the contract (i.e., transfers control of the related goods or services to the customer).

The specific recognition criteria described below must also be met before revenue is recognized:

Room revenue, sale of food and beverages and other services

Revenue is recognized at the transaction price that is allocated to the performance obligation. Revenue comprises room revenue, sale of food and beverages, recreation and other services (including banquet and allied services) relating to hotel operations. Revenue is recognised upon rendering of the services and sale of food and beverages which is recognised once the rooms are occupied, food and beverages are sold and other services have been provided as per the contract with the customer.

Space rental

Space rental income comprise amount earned for use of hotel premises space by other parties. The income is recognised when services are rendered as per the terms of the contract and no significant uncertainty exists regarding collection of consideration.



12) Recognition of dividend income, interest income or expense

Dividend income is recognised in profit or loss on the date on which the Company's right to receive payment is established.

Interest income or expense is recognised using the effective interest method.

The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

13) Foreign currency translation

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in the Statement of Profit and Loss.

Foreign exchange differences regarded as an adjustment to borrowing costs are presented in the profit or loss, within finance costs. All other foreign exchange gains and losses are presented in the profit or loss on a net basis.

14) Income taxes

Income tax expense comprises current and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or item recognised directly in equity or in other comprehensive income.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received that reflects uncertainty related to income taxes, if any. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits.



Deferred tax is not recognised for

- temporary differences arising on the initial recognition of assets or liabilities in a transaction that:
 - is not a business combination; and
 - at the time of transaction (i) affects neither accounting nor taxable profit or loss and (ii) does not give rise to equal taxable and deductible temporary differences.
- temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Company is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. Future taxable profits are determined based on the reversal of relevant taxable temporary differences. If the amount of taxable temporary differences is insufficient to recognize a deferred tax asset in full, then future taxable profits, adjusted for reversals of existing temporary differences, are considered, based on the business plans for individual subsidiaries in the Company. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized; such reductions are reversed when the probability of future taxable profits improves.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted by the reporting date.

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

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and they relate to income tax levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

15) Segment reporting

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incurs expenses, including revenues and expenses that relate to transactions with any of the Company's other components and for which discrete financial information is available. Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM). In accordance with Ind AS 108, "Operating Segments", the operating segments used to present segment information are identified on the basis of information reviewed by the CODM to allocate resources to the segments and assess their performance.

16) Earnings per share

Basic earnings per share are calculated by dividing the profit or loss for the period attributable to equity shareholders by the weighted average number of shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are



adjusted for the effects of all dilutive potential equity shares, except where the results would be anti-dilutive.

17) Cash and cash equivalents

Cash and cash equivalents comprises of cash at banks and on hand, cheques on hand and short-term, deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

19) Measurement of earnings before finance cost, depreciation and amortisation, exceptional items and tax (EBITDA)

The Company has elected to present earnings before finance cost, depreciation and amortisation, exceptional items and tax (EBITDA) as a separate line item on the face of the Statement of Profit and Loss. The Company measures EBITDA on the face of profit/ (loss) from continuing operations. In the measurement, the Company does not include finance costs, depreciation and amortisation expense, exceptional items and tax expense.

20) Exceptional items

On certain occasions, the size, type or incidence of an item of income or expense, pertaining to the ordinary activities of the Company is such that its disclosure improves the understanding of the performance of the Company. Such income or expense is classified as an exceptional item and accordingly, disclosed in the financial statements.

21) Leases: Transition to Ind AS 116

Ministry of Corporate affairs ("MCA") through Companies (Indian Accounting Standards) Amendment Rules, 2019 and Companies (Indian Accounting Standards) Second Amendment Rules, had issued Ind AS 116 "Leases" which replaced the existing lease standard, Ind AS 17 and other interpretations. Ind AS 116 sets out the principles, for the recognition, measurement, presentation and disclosure of leases for both lessors and lessees. It introduces a single, on- balance sheet leases accounting model for leases.

Company as a Lessee

On inception of a contract, the Company (as a lessee) assesses whether it contains a lease. A contract is or contains a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.



Lease contracts may contain both lease and non-lease components. The Company allocates payments in the contract to the lease and non-lease components based on their relative stand-alone prices and applies the lease accounting model only to lease components.

The right-of-use assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for initial direct costs incurred, lease payments made at or before the commencement date, any asset restoration obligation, and less any lease incentives received. They are subsequently measured at cost less accumulated depreciation and impairment losses. Right-of-use assets are also adjusted for any re-measurement of lease liabilities. Unless the Company is reasonably certain to obtain ownership of the leased assets or renewal of the leases at the end of the lease term, recognised right-of-use assets are depreciated to a residual value over the shorter of their estimated useful life or lease term.

The lease liability is initially measured at the present value of the lease payments to be made over the lease term. The lease payments include fixed payments (including 'in-substance fixed' payments) and variable lease payments that depend on an index or a rate, less any lease incentives receivable. 'In-substance fixed' payments are payments that may, in form, contain variability but that, in substance, are unavoidable. In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

The lease term includes periods subject to extension options which the Company is reasonably certain to exercise and excludes the effect of early termination options where the Company is not reasonably certain that it will exercise the option. Minimum lease payments include the cost of a purchase option if the Company is reasonably certain it will purchase the underlying asset after the lease term.

Lease liabilities are re-measured with a corresponding adjustment to the related right-of-use asset if the Company changes its assessment of whether it will exercise an extension or a termination option and any lease modification.

Variable lease payments that do not depend on an index or a rate are recognised as an expense in the period over which the event or condition that triggers the payment occurs. In respect of variable leases which guarantee a minimum amount of rent over the lease term, the guaranteed amount is considered to be an 'in-substance fixed' lease payment and included in the initial calculation of the lease liability. Payments which are 'in-substance fixed' are charged against the lease liability.

Lease liability and ROU asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

Company as a Lessor

At the inception of the lease the Company classifies each of its leases as either an operating lease or a finance lease. The Company recognises lease payments received under operating leases as income on a straight-line basis over the lease term. In case of a finance lease, finance income is recognised over the lease term based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the lease. When the Company is an intermediate lessor it accounts for its interests in the head lease and the sub-lease separately. It assesses the lease classification of a sub-lease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a



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short-term lease to which the Company applies the exemption described above, then it classifies the sub-lease as an operating lease.

If an arrangement contains lease and non-lease components, the Company applies Ind AS 115 Revenue from contracts with customers to allocate the consideration in the contract.

22) Expenditure

Expenses are accounted for on the accrual basis and provisions are made for all known losses and liabilities.



3 Property, plant and equipment and Capital work-in-progress

Reconciliation of carrying amount

	Freehold land	Buildings	Furnitures and fixtures	Plant and machinery	Vehicles	Computers and accessories	Office equipment	Total	Capital work-in-progress
Gross carrying amount									
Balance as at 01 April 2023	778.40	2,418.90	515.04	1,048.38	2.18	13.01	2.15	4,778.06	64.00
Additions during the year	-	-	1.63	20.98	-	3.18	0.07	25.86	2.88
Deletions during the year	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2024	778.40	2,418.90	516.67	1,069.36	2.18	16.19	2.22	4,803.92	66.88
Additions during the year	-	-	6.87	26.96	-	-	-	35.83	22.12
Deletions during the year	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2025	778.40	2,418.90	523.54	1,096.32	2.18	16.19	2.22	4,839.75	89.00
Accumulated depreciation									
Balance as at 01 April 2023	-	732.96	477.59	653.03	2.07	11.50	1.89	1,882.04	-
Depreciation charge for the year	-	93.88	5.02	75.05	-	1.12	0.04	175.11	-
Reversal on disposal of assets	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2024	-	826.84	482.61	728.08	2.07	12.62	1.93	2,057.15	-
Depreciation charge for the year	-	93.64	4.10	75.98	-	1.30	0.04	175.06	-
Reversal on disposal of assets	-	-	-	-	-	-	-	-	-
Balance as at 31 March 2025	-	920.48	486.71	804.06	2.07	13.92	1.97	2,232.21	-
Net carrying amount									
Balance as at 31 March 2024	778.40	1,592.06	34.06	341.28	0.11	3.57	0.29	2,746.77	66.88
Balance as at 31 March 2025	778.40	1,498.42	36.83	294.26	0.11	2.27	0.25	2,607.54	89.00

a) Refer to Note 16 for information on property, plant and equipment pledged as security by the company.

b) Refer to note 42(viii) for details regarding the life deeds of immovable property of the Company.

c) There has been no revaluation of property plant and equipment for the year ended 31 March 2025 and 31 March 2024

Capital-Work-in Progress (CWIP) - Disclosure of ageing schedule

a) CWIP ageing schedule

Ageing for capital work in progress as on 31 March 2025 :

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress	22.12	2.88	-	64.00	89.00

Ageing for capital work in progress as on 31 March 2024 :

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress	2.88	-	-	64.00	66.88

(b) CWIP completion schedule

For capital-work-in progress, whose completion is overdue compared to its original plan, the project-wise details of when the project is expected to be completed as of 31 March 2025 and 31 March 2024 are as follows :

CWIP	To be completed in				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress	89.00	-	-	-	89.00

CWIP	To be completed in				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Project in progress	-	66.88	-	-	66.88

The company does not have any capital work in progress where cost has exceeded from its original plan.

4 Intangible assets

Reconciliation of carrying amount

	Computer software	Total
Gross carrying amount		
Balance as at 01 April 2023	3.64	3.64
Additions during the year	0.41	0.41
Balance as at 31 March 2024	6.05	6.05
Additions during the year	-	-
Balance as at 31 March 2025	6.05	6.05
Accumulated amortisation		
Balance as at 01 April 2023	4.47	4.47
Amortisation expense for the year	0.27	0.27
Balance as at 31 March 2024	4.74	4.74
Amortisation expense for the year	0.27	0.27
Balance as at 31 March 2025	5.01	5.01
Net carrying amount		
Balance as at 31 March 2024	1.31	1.31
Balance as at 31 March 2025	1.04	1.04



Notes to the financial statements for the year ended 31 March 2025

(All amounts in Rupees Million, unless otherwise stated)

5 Non-current financial assets - Others

(Unsecured, considered good)

	As at 31 March 2025	As at 31 March 2024
Bank deposits (due to mature after 12 months from the reporting date)* #	55.68	61.98
Security deposits	16.79	16.12
Less: interest accrued on security deposits	-	(0.54)
	<u>72.47</u>	<u>77.56</u>

* including interest accrued on fixed deposits INR 0.44 (31 March 2024 - INR 1.36)

includes deposits under lien amounting to INR 55.24 (31 March 2024 - INR 60.62)

6 Other tax assets

Tax deducted at source

	As at 31 March 2025	As at 31 March 2024
	30.35	22.48
	<u>30.35</u>	<u>22.48</u>



7 Income tax

For the year ended
31 March 2025

For the year ended
31 March 2024

A: The major components of income tax expense are

Recognised in profit or loss

Current tax
Deferred tax

-	-
-	-
-	-

B. Reconciliation of effective tax rate (tax expense and the accounting profit multiplied by Company's domestic tax rate)

	For the year ended 31 March 2025		For the year ended 31 March 2024	
	Percentage	Amount	Percentage	Amount
Loss before tax		110.17		(331.18)
Tax using the Company's domestic tax rate	25.17	27.73	25.17	(83.36)
Effect of:				
Non recognition of deferred taxes on temporary differences	(59.33)	(65.37)	(34.75)	115.09
Non-deductible expenses	0.67	0.74	-	-
Others	32.89	36.24	9.58	(31.73)
Effective tax rate	-	-	-	-

The Company has adopted new tax regime under section 115BAA of the Income tax Act, 1961 w.e.f. FY 2019-20.

C. Deferred tax assets / liabilities

	As at 31 March 2025	As at 31 March 2024
Deferred tax assets		
Unabsorbed business loss and depreciation	1,378.21	1,464.90
Loss allowance for doubtful debts	2.34	2.44
Provision for employee benefits	2.65	2.56
	1,383.20	1,469.90
Deferred tax liabilities		
Property, plant and equipment, Capital work-in-progress and Intangible assets	357.13	367.97
Optionally convertible redeemable debentures (OCRDs)	5.41	15.90
	362.54	383.87
Net deferred tax asset	1,020.66	1,086.03
Deferred tax asset not recognised*	1,020.66	1,086.03
Deferred tax asset recognised	-	-

*As at year end, the Company has significant unabsorbed depreciation and carry forward business losses as per Income Tax Act, 1961. Deferred tax assets have not been recognised, because it is not probable that future taxable profit will be available against which entity can use the benefit therefrom



D. Movement in temporary differences
31 March 2025

Particulars	Balance as at 01 April 2024	Deferred tax differences generated but not recognised during the year	Balance as at 31 March 2025
Deferred tax assets			
Unabsorbed business loss and depreciation	1,464.90	(86.69)	1,378.21
Loss allowance for doubtful debts	2.44	(0.10)	2.34
Provision for employee benefits	2.56	0.09	2.65
Others	-	-	-
	1,469.90	(86.70)	1,383.20
Deferred tax liabilities			
Property, plant and equipment, Capital work-in-progress and Intangible assets	(367.97)	10.84	(357.13)
Optionally convertible redeemable debentures (OCRDs)	(15.90)	10.49	(5.41)
	(383.87)	21.33	(362.54)
Net deferred tax asset	1,086.03	(65.37)	1,020.66

31 March 2024

Particulars	Balance as at 01 April 2023	Deferred tax differences generated but not recognised during the year	Balance as at 31 March 2024
Deferred tax assets			
Unabsorbed business loss and depreciation	1,252.76	212.14	1,464.90
Loss allowance for doubtful debts	2.58	(0.14)	2.44
Disallowance u/s 43B of Income-tax Act, 1961	107.80	(107.80)	-
Provision for employee benefits	2.19	0.36	2.56
Others	1.23	(1.23)	-
	1,366.55	103.33	1,469.90
Deferred tax liabilities			
Property, plant and equipment, Capital work-in-progress and Intangible assets	(375.82)	7.85	(367.97)
Optionally convertible redeemable debentures (OCRDs)	(19.81)	3.91	(15.90)
	(395.63)	11.76	(383.87)
Net deferred tax asset	970.92	115.09	1,086.03

E. Tax loss carried forward

Tax losses for which no deferred tax asset was recognised with expiry date as follows

	As At 31 March 2025	
	Amount	Expiry Date (Financial Year)
Business loss	425.24	2031-32
Business loss	512.96	2030-31
Business loss	759.20	2029-30
Business loss	214.05	2028-29
Unabsorbed depreciation	3,564.18	Never expire
	As at 31 March 2024	
	Amount	Expiry Date (Financial Year)
Business loss	567.67	2031-32
Business loss	512.96	2030-31
Business loss	759.20	2029-30
Business loss	328.21	2028-29
Business loss	4.58	2026-27
Business loss	83.70	2025-26
Unabsorbed depreciation	3,564.18	Never expire



8	Other non-current assets (Unsecured, considered good)	As at 31 March 2025	As at 31 March 2024
	Advances other than capital advances		
	Prepaid expenses	1.85	8.17
	Capital advances	5.60	6.25
		<u>7.45</u>	<u>14.42</u>
9	Inventories (valued at the lower of cost and net realisable value)	As at 31 March 2025	As at 31 March 2024
	Beverages	13.32	10.92
		<u>13.32</u>	<u>10.92</u>
	Carrying amount of inventories pledged as security for liabilities INR 13.32 (31 March 2024 - INR 10.92)		
10	Current financial assets - Trade receivables (Unsecured)	As at 31 March 2025	As at 31 March 2024
	Trade receivables		
	- Considered good	90.08	60.17
	- Credit impaired	4.23	4.78
	Unbilled revenues *		
	- Considered good	23.09	20.53
		<u>117.40</u>	<u>85.48</u>
	Loss allowance	(11.26)	(9.68)
		<u>106.14</u>	<u>75.80</u>

a) Refer note 34 for dues from related parties

b) The Company's exposure to credit and currency risks and loss allowances related to trade receivables are disclosed in note 35.

* Not of advance from customers of INR 105.38 (31 March 2024 - INR 35.04)

Trade receivable ageing schedule

As at 31 March 2025

Particulars	Unbilled revenue	Outstanding for following periods from the date of transaction					Total
		Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) Undisputed trade receivables - considered good	23.09	82.22	3.51	2.34	0.78	1.23	113.17
(ii) Undisputed trade receivables - credit impaired	-	-	-	-	-	4.23	4.23
Total	23.09	82.22	3.51	2.34	0.78	5.46	117.40

As at 31 March 2024

Particulars	Unbilled revenue	Outstanding for following periods from the date of transaction					Total
		Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) Undisputed trade receivables - considered good	20.53	55.12	2.60	1.17	0.82	0.46	80.70
(ii) Undisputed trade receivables - credit impaired	-	-	-	0.28	-	4.50	4.78
Total	20.53	55.12	2.60	1.45	0.82	4.96	85.48

The company does not have any disputed dues which are receivable as at 31 March 2025 and 31 March 2024.



11A Current financial assets - Cash and cash equivalents

	As at 31 March 2025	As at 31 March 2024
Balances with banks		
- on current accounts	14.20	45.64
Cash on hand	0.20	0.80
	<u>14.40</u>	<u>46.44</u>

12 Current financial assets - Others

(Unsecured, considered good)

	As at 31 March 2025	As at 31 March 2024
Recoverable from government authorities	7.10	7.10
Other receivables	0.60	0.60
Security deposits #	0.89	1.11
Bank deposits (due to mature within 12 months from the reporting date)*	-	20.11
	<u>8.59</u>	<u>28.92</u>

includes interest accrued on security deposit of INR Nil (31 March 2024 - INR 0.54)

* including interest accrued on fixed deposits INR Nil (31 March 2024 - INR 0.11)

13 Other current assets

(Unsecured, considered good)

	As at 31 March 2025	As at 31 March 2024
Staff advance	0.16	0.03
Advance to suppliers	31.53	9.31
Balance with statutory authorities	6.81	9.87
Prepaid expenses *	21.92	9.25
	<u>60.42</u>	<u>28.46</u>

* includes current portion of non-current prepaid expenses amounting to INR 3.86 (31 March 2024 - INR 0.01)



14 Equity share capital

	As at 31 March 2025		As at 31 March 2024	
	Number	Amount	Number	Amount
Authorised share capital				
Equity shares of INR 10 each	13,00,00,000	1,300.00	13,00,00,000	1,300.00
	<u>13,00,00,000</u>	<u>1,300.00</u>	<u>13,00,00,000</u>	<u>1,300.00</u>
Issued, subscribed and fully paid up				
Equity shares of INR 10 each	12,78,01,486	1,278.01	12,78,01,486	1,278.01
	<u>12,78,01,486</u>	<u>1,278.01</u>	<u>12,78,01,486</u>	<u>1,278.01</u>

a) Reconciliation of the equity shares outstanding at the beginning and at the end of reporting year

	For the year ended 31 March 2025		For the year ended 31 March 2024	
	Number	Amount	Number	Amount
Equity shares				
Balance at the beginning of the year	12,78,01,486	1,278.01	12,78,01,486	1,278.01
Add: issued during the year	-	-	-	-
Balance at the end of the year	<u>12,78,01,486</u>	<u>1,278.01</u>	<u>12,78,01,486</u>	<u>1,278.01</u>

b) Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having the par value of INR 10 per share. Each holder of equity share is entitled to one vote per share. The equity shares are entitled to receive dividend as and when declared. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

c) Shares held by holding/ or their subsidiaries/ associates

Name of shareholder Equity shares	As at 31 March 2025		As at 31 March 2024	
	Number	Amount	Number	Amount
SAMHI Hotels Limited *	12,78,01,486	1,278.01	12,78,01,486	1,278.01

d) Names of the shareholders holding more than 5% of class of shares

Name of shareholder Equity shares	As at 31 March 2025		As at 31 March 2024	
	Number	% of shares	Number	% of shares
SAMHI Hotels Limited*	12,78,01,486	100%	12,78,01,486	100%

* Mr. Gyana Das holds 1 equity share as a nominee shareholder.

e) No shares have been allotted without payment of cash or by way of bonus shares or bought back during the period of five years immediately preceding the balance Sheet date.

f) Refer note 16 for shares reserved in respect of Optional Convertible Redeemable Debentures (OCRDs).

g) Refer Note 34 for shares pledged by holding company in respect of borrowings.

h) Details of shares held by promoters

As at 31 March 2025

S.no	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
1	SAMHI Hotels Limited (Holding company)	12,78,01,486	-	12,78,01,486	100	-

As at 31 March 2024

S.no	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year
1	SAMHI Hotels Limited (Holding company)	12,78,01,486	-	12,78,01,486	100	-



Ascent Hotels Private Limited

CIN U55101MH2005PTC154475

Notes to the financial statements for the year ended 31 March 2025*(All amounts in Rupees Million, unless otherwise stated)***15 Other equity**

	As at 31 March 2025	As at 31 March 2024
Securities premium	1,048.85	1,048.85
Retained earnings	(5,147.24)	(5,257.19)
Equity component of interest free loans from Holding Company	3,511.86	4,106.46
	<u>(586.53)</u>	<u>(101.88)</u>

	As at 31 March 2025	As at 31 March 2024
a) Securities premium		
Balance at the beginning of the year	1,048.85	1,048.85
Additions made during the year	-	-
Balance at the end of the year	<u>1,048.85</u>	<u>1,048.85</u>

Securities premium is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Companies Act 2013.

b) Retained earnings

Balance at the beginning of the year	(5,257.19)	(4,925.78)
Profit/(Loss) for the year	110.17	(331.18)
Transferred from other comprehensive income	(0.22)	(0.23)
Balance at the end of the year	<u>(5,147.24)</u>	<u>(5,257.19)</u>

Retained earnings represent the amount of accumulated profits/(losses) of the Company.

c) Equity component of interest free loans from Holding Company

Balance at the beginning of the year	4,106.46	315.25
Add: Modification of financial liability made during the year (refer note 16(d))	-	1,520.90
Add: Additions made during the year	-	2,715.01
Less: Repayments made during the year	(594.60)	(444.70)
	<u>3,511.86</u>	<u>4,106.46</u>

SAMHI Hotels Limited (Holding company) has granted loan in the year 2021-22, where loan is perpetual debt with nil rate of interest and option to repay the loan is with the company. Accordingly the same is classified as equity. Also refer note 16(d).

d) Other comprehensive loss (net of tax)- Remeasurement of defined liability / asset

Balance at the beginning of the year	-	-
Remeasurement of defined benefit liability (net of tax)	(0.22)	(0.23)
Transferred to retained earnings	0.22	0.23
Balance at the end of the year	<u>-</u>	<u>-</u>

This represents the remeasurements of defined benefit liability and comprises actuarial gains and losses.



16 Non-current financial liabilities - Borrowings

	As at 31 March 2025	As at 31 March 2024
From bank (secured) (refer 'A' below) Term Loan S	1,728.33	1,265.21
Optionally convertible redeemable debentures (OCRDs) unsecured (refer 'A' below) 31 March 2025: 6,726,394; 31 March 2024: 6,726,394 OCRDs of INR 100 each held by Vascon Engineers Limited	163.59	111.06
Less: interest accrued but not due on borrowings (Refer note 21)	(0.85)	(0.29)
Less: current maturities of long-term borrowings (Refer note 19)	(31.43)	(12.75)
Total	<u>1,856.63</u>	<u>1,363.22</u>

Including interest accrued but not due on term loan from bank amounting to INR 0.86 (31 March 2024 - INR 0.29)

a) Terms and conditions of Optional Convertible Redeemable Debentures (OCRDs) (unsecured)

In March 2016, the Company issued 5,896,566 OCRDs with a face value of INR 10 each at a premium of INR 35.23 each and 829,828 OCRDs with a face value of INR 10 each at a premium of INR 35.19 each to Vascon Engineers Limited

Redemption

a) The OCRDs are redeemable on 1 April 2036.

b) Terms of Redemption:

i) The OCRDs are redeemable for an amount equivalent to the fair market value of such number of equity shares as are equivalent to 1.43 times the number of OCRDs in case the Company achieves the target of EBITDA of INR 70 Crores in any financial year prior to 1 April 2036, or

ii) The OCRDs are redeemable for an amount equivalent to the fair market value of such number of equity shares as are equivalent to the number of OCRDs in case the Company does not achieve the target of EBITDA of INR 70 Crores in any financial year prior to 1 April 2036, or

a) The OCRDs can be converted at the option of the subscriber at any time after 1 April 2021.

b) Terms of Conversion:

i) The OCRDs will be converted into equity shares in the ratio of 1:1.43 in case the Company achieves the target of EBITDA of INR 70 Crores in any financial year prior to date of exercise of option to convert.

ii) In any other case, the OCRDs will be converted into equity shares in the ratio of 1:1

The effective interest rate on OCRDs is 7.81% per annum.

March 2016 (Date of
issue)

Proceeds from issue of OCRDs
Less: Fair value of OCRDs *
Unamortised premium on OCRDs

304.30
(87.54)
216.66

OCRDs balance at the beginning of the year
Loss recognised in statement of profit and loss
OCRDs balance at the end of the year

31 March 2025
111.06
52.53
163.59

31 March 2024
84.70
26.26
111.06

The derived fair value has been calculated based on the present value of expected cashflows/convertible value of OCRDs on maturity (Level 2). Significant unobservable inputs for measurement of fair value include EBITDA multiple, EBITDA growth rate and discount rate.

The Company did not have any defaults in the repayment of loans and interest. There has been no loan covenant defaults and there has been no intimation from the banks for recalling any loan facility.



1) Term loans from banks

Particulars	Carrying Amount as on 31 March 2025 (including interest accrued thereon) (INR Millions)	Carrying Amount as on 31 March 2024 (including interest accrued thereon) (INR Millions)	Sanctioned Amount (INR Millions)	Interest rate charged per annum		Repayment Terms	Security details
				As at 31 March 2025	As at 31 March 2024		
KTCI Bank Limited	1,725.33	1,265.31	2,270.00	Repo rate + spread of 2.50% i.e. 9.15%	Repo rate + spread of 2.90% i.e. 9.40%	The loan amount is repayable in 48 structured quarterly instalments, with the first repayment falling after first business day of the first quarter from the date of first disbursement i.e. June 2024.	This loan is secured by way of: (i) Exclusive charge by way of Hypothecation on all movable fixed assets of Ascent Hotels Private Limited both present and future. (ii) Mortgage of immovable properties i.e. Hyatt Regency Pune owned by Ascent Hotels Private Limited (iii) Exclusive charge by way of hypothecation on the current assets of Ascent Hotels Private Limited including but not limited to bank, debt and receivables. (iv) Corporate guarantee provided by SAMHI Hotels Limited (Holding Company).

c) The Company did not have any defaults as on the balance sheet date in the repayment of loans and interest. There have been no loan covenant defaults and there has been no indication from the banks/financial institutions for recalling any loan facility.

d) Loans from holding company (unsecured)

This represents an interest bearing loan received from SAMHI Hotels Limited, the holding company. Below are the terms of unsecured loan from Holding Company :

- Interest rate 11.90% (31 March 2023) 13%
- Repayable after 3 years from the date of first disbursement i.e. 1 February 2027
- With effect from 01 October 2023, the entire loan balance (including accrued interest) as on 30 September 2023 has been transferred to Other equity due to the change in terms as below:-
- Loan to be considered as perpetual debt
- Not free of interest
- Repayable at the option of the Company.



17	Non-current provisions	As at 31 March 2025	As at 31 March 2024
	Provision for employee benefits		
	Gratuity (refer note 27)	2.22	1.89
	Compensated absences (refer note 27)	2.11	2.17
		<u>4.33</u>	<u>4.06</u>

18	Other non-current liabilities	As at 31 March 2025	As at 31 March 2024
	Unamortised premium on optionally convertible redeemable debentures (OCRDs) #	108.34	119.17
		<u>108.34</u>	<u>119.17</u>

The difference between the fair value at initial recognition (the transaction price) and the value that would have been derived had valuation techniques been applied at initial recognition, less subsequent releases, is as follows:

Unamortised balance as at the beginning of the year	130.00	140.83
Amortisation recognised in the Statement of Profit and Loss	(10.83)	(10.83)
Unamortised balance as at the end of the year	<u>119.17</u>	<u>130.00</u>
Non-current portion	108.34	119.17
Current portion	10.83	10.83

19	Current financial liabilities - Borrowings	As at 31 March 2025	As at 31 March 2024
	Loan from holding company (unsecured)#	30.00	-
	Cash credit and overdraft facilities from bank (secured) *	67.35	-
	Current maturities of long-term borrowings (refer note 16)	31.43	12.75
		<u>128.78</u>	<u>12.75</u>

*Includes interest accrued amounting to INR 0.42 (31 March 2024 - INR Nil)

Interest free loan, repayable on demand.

Cash credit and overdraft facilities from bank

Particulars	Sanctioned Amount	Interest rate charged per annum		Repayment Terms	Security details
		31 March 2025	31 March 2024		
ICICI Bank Limited	150.00	Repo rate + spread of 2.75% i.e. 9.40%	Repo rate + spread of 2.75% i.e. 9.40%	Repayable on demand	This working capital limit is secured by way of: (i) Exclusive charge by way of Hypothecation on all movable fixed assets of Ascent Hotels Private Limited both present and future. (ii) Mortgage of immovable properties i.e. Hyatt Regency Pune owned by Ascent Hotels Private Limited. (iii) Exclusive charge by way of hypothecation on the current assets of Ascent Hotels Private Limited including but not limited to book debts and receivables. (iv) Corporate guarantee provided by SAMHI Hotels Limited (Holding Company).

20	Current financial liabilities - Trade payables	As at 31 March 2025	As at 31 March 2024
	Trade payables		
	- total outstanding dues of micro enterprises and small enterprises (MSME)	9.48	28.25
	- total outstanding dues of creditors other than micro enterprises and small enterprises	96.37	326.37
		<u>105.85</u>	<u>354.62</u>

a) Refer note 37 for disclosures under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED).

b) Refer note 34 for dues to related parties

c) The Company's exposure to currency and liquidity risks related to trade payables is disclosed note 35

Trade payables ageing schedule

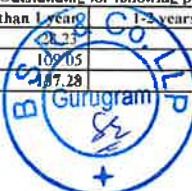
As at 31 March 2025

Particulars	Accrued Expenses	Outstanding for following periods from the date of transaction				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	9.35	0.12	0.01	-	9.48
(ii) Others	29.13	63.05	2.98	0.09	1.12	96.37
Total	29.13	72.40	3.10	0.10	1.12	105.85

As at 31 March 2024

Particulars	Accrued Expenses	Outstanding for following periods from the date of transaction				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	28.25	0.02	-	-	28.25
(ii) Others	208.61	109.05	4.32	1.77	-	326.37
Total	208.61	137.28	4.34	1.77	-	354.62

The company does not have any disputed dues which are payable as at 31 March 2025 and 31 March 2024



21	Current financial liabilities - Others	As at	As at
		31 March 2025	31 March 2024
	Interest accrued but not due on borrowings (refer note 16)	0.86	0.29
	Employee related payables	23.18	16.77
	Payable for capital assets	9.03	2.64
	Security deposits received	0.87	1.03
		<u>33.94</u>	<u>20.73</u>
22	Other current liabilities	As at	As at
		31 March 2025	31 March 2024
	Advance from customers	31.97	34.62
	Statutory dues payable	35.69	21.02
	Unamortised premium on optionally convertible redeemable debentures (OCRDs) (refer note 18)	10.83	10.83
		<u>78.49</u>	<u>66.47</u>
23	Current provisions	As at	As at
		31 March 2025	31 March 2024
	Provision for employee benefits		
	Gratuity (refer note 27)	1.30	1.27
	Compensated absences (refer note 27)	1.58	1.54
		<u>2.88</u>	<u>2.81</u>



24 Revenue from operations

Sale of services

- Room revenue
- Food and beverage revenue
- Recreation and other services

For the year ended
31 March 2025

For the year ended
31 March 2024

742.98

616.69

40.81

1,400.48

637.31

499.89

47.76

1,184.96

Disaggregation of revenue information

For the year ended
31 March 2025

For the year ended
31 March 2024

a) Revenue based on services

- Revenue from services transferred to customers at a point of time
- Revenue from services transferred to customers over time

1,400.48

1,184.96

-

-

1,400.48

1,184.96

b) Revenue based on services

- Contracted price revenue/ revenue from contract with customers

1,400.48

1,184.96

1,400.48

1,184.96

Contract Balances

The contract liabilities primarily relate to the advance consideration received from customers for which revenue is recognized when the performance obligation is over/ services delivered. Advance collection is recognised when payment is received before the related performance obligation is satisfied. This includes advances received from the customer towards rooms/restaurant/banquets. Revenue is recognised once the performance obligation is met i.e. on room stay/ sale of food and beverage / provision of banquet services. Excess of revenue over invoicing is recorded as unbilled revenue.

For the year ended
31 March 2025

For the year ended
31 March 2024

Contract liabilities

- Advance from customers

31.97

34.62

The amount of revenue of INR 31.66 (31 March 2024 INR 19.45) recognised in the reporting period was included in advance from customer balance at the beginning of the period.

Contract assets

- Trade receivables

106.14

75.80

Notes:-

1. Considering the nature of business of the Company, the above trade receivables are converted into cash within the same operating cycle.
2. Revenue recognised in the statement of Profit and Loss is same as the contracted price.

25 Other income

For the year ended
31 March 2025

For the year ended
31 March 2024

Interest income from financial assets at amortised cost

- on bank deposits
- on security deposits

4.56

2.81

0.13

0.27

Liabilities/provision no longer required written back

7.94

1.62

Rental income

1.20

1.72

Interest on income tax refund

1.08

0.86

14.91

7.28

26 Cost of materials consumed

For the year ended
31 March 2025

For the year ended
31 March 2024

Consumption of food and beverages

- Inventory at the beginning of the year
- Add: purchases during the year
- Inventory at the end of the year

10.92

9.12

166.56

141.11

(13.32)

(10.92)

164.16

139.31

27 Employee benefits expense

For the year ended
31 March 2025

For the year ended
31 March 2024

Salaries, wages and bonus

142.13

121.29

Contribution to provident fund and other funds (refer 'a' below)

9.61

8.51

Compensated absences (refer 'b' below)

1.84

2.37

Staff welfare expenses

23.49

19.38

177.07

151.55

a. Defined Contribution plans

The Company's employees provident fund scheme and employee state insurance scheme are defined contribution plans. A sum of INR 9.61 (31 March 2024 - INR 8.51) has been recognised as an expense in relation to the schemes and shown under Employee benefits expense in profit or loss. Also refer note 32

b. Compensated absences - other long term employee benefits

The Principal assumptions used in determining the obligation are as given below

Particulars

For the year ended
31 March 2025

For the year ended
31 March 2024

Discounting rate

%

%

Salary growth rate

6.49

7.15

5.50

6.00



c. Defined Benefit Plan

The Company has a defined benefit gratuity plan. Every employee who has completed five years or more of service gets a gratuity on departure at 15 days salary (last drawn salary) for each completed year of service, or part thereof in excess of 6 months. The scheme is not funded.

These plans typically expose the Company to actuarial risks such as: investment risk, inherent interest rate risk, longevity risk and salary risk.

Investment risk

The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.

Interest rate risk

The defined benefit obligation calculated uses a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.

Longevity risk

The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.

Salary risk

Higher than expected increases in salary will increase the defined benefit obligation.

The following tables summarise the components of net benefit expense recognised in profit or loss and amounts recognised in the Balance Sheet for the said plan:

a) Expense recognised in Profit or Loss

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Current service cost	0.57	0.50
Interest cost	0.23	0.18
Total expenses recognised in the Statement of profit and loss	0.80	0.68

b) Remeasurements recognized directly in other comprehensive income

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
- changes in financial assumptions	-	-
- changes in experience adjustments	0.22	0.23
Amount recognized in other comprehensive income	0.22	0.23

c) Change in present value of benefit obligation

Particulars	For the year ended 31 March 2025	For the year ended 31 March 2024
Present value of obligation as at the beginning of the year	3.16	2.60
Current service cost	0.57	0.50
Interest cost	0.23	0.18
Actuarial (gain)/loss	0.22	0.23
Benefits paid	(0.66)	(0.35)
Present value of obligation as at the end of the year	3.52	3.16

d) Amounts to be recognized in Balance sheet

Particulars	As at 31 March 2025	As at 31 March 2024
Present value of the defined benefit obligation at the end of the year	3.52	3.16
Net liability recognized in the Balance Sheet	3.52	3.16
Non-current	2.22	1.89
Current	1.30	1.27



e) The Principal assumptions used in determining the gratuity benefit obligation are as given below

Particulars	As at 31 March 2025 %	As at 31 March 2024 %
Discounting rate	6.49	7.15
Salary growth rate	5.50	6.00

The discount rate is generally based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

The salary growth rate takes account of inflation, seniority, promotion and other relevant factors on long term basis.

Demographic assumptions

	As at 31 March 2025	As at 31 March 2024
Retirement Age (years)	58	58
Mortality Table	100% of IALM (2012-2014)	100% of IALM (2012-2014)
Withdrawal Rate	%	%
Ages		
Up to 30 years	52	52
From 31 to 44 years	52	52
Above 44 years	52	52

(f) The Company's best estimate of expense for the next year is INR 0.78 (31 March 2024: INR 0.65)

iii. Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other

	31 March 2025		31 March 2024	
	Increase *	Decrease *	Increase *	Decrease *
Discount rate (0.5% movement)	(0.03)	0.03	(0.03)	0.03
Future salary growth (0.5% movement)	0.03	(0.03)	0.03	(0.03)

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

* Positive amount represents increase in provision

* Negative amount represents decrease in provision

Sensitivity due to withdrawal and mortality are not material

Weighted average duration of defined benefit obligation 1.37 years (31 March 2024: 1.39 years)

g) Maturity profile of defined benefit obligation

31 March 2025

0 to 1 year	1.30
1 to 2 year	0.91
2 to 3 year	0.52
3 to 4 year	0.26
4 to 5 year	0.13
5 to 6 year	0.06
6 year onwards	0.34
	<u>3.52</u>

31 March 2024

0 to 1 year	1.27
1 to 2 year	0.83
2 to 3 year	0.43
3 to 4 year	0.22
4 to 5 year	0.11
5 to 6 year	0.05
6 year onwards	0.25
	<u>3.16</u>



28 Finance costs	For the year ended 31 March 2025	For the year ended 31 March 2024
Interest expense on financial liabilities carried at amortised cost		
- Loans from banks and financial institutions	157.78	351.62
- Optionally convertible redeemable debentures (OCRD)# (refer note 16,18 and 22)*	41.70	15.52
- Loan from holding company	-	62.81
Interest expense on delay in deposit of statutory dues	2.80	5.09
Other finance cost	2.90	14.90
	<u>205.18</u>	<u>449.94</u>
* net of amortisation of premium on OCRDs amounting to INR 10.83 (31 March 2024 - INR 10.83)		
29 Depreciation and amortisation expense	For the year ended 31 March 2025	For the year ended 31 March 2024
Depreciation on property, plant and equipment	175.06	175.11
Amortisation of intangible assets	0.27	0.27
	<u>175.33</u>	<u>175.38</u>
30 Other expenses	For the year ended 31 March 2025	For the year ended 31 March 2024
Repair and maintenance		
- Building	13.01	12.07
- Machinery	17.33	12.17
- Others	7.23	6.99
Advertisement and business promotion	37.98	39.86
Commission	45.13	35.37
Communication	23.63	22.41
Consumption of stores and supplies	49.85	43.70
Contractual labour	61.39	58.93
General administration expenses	1.54	1.45
Insurance	4.45	4.90
Legal and professional charges (refer note 38)	57.40	124.64
Loss on foreign exchange fluctuation (net)	1.83	3.22
Management and incentive fees	61.50	50.39
Payment to auditors (refer below)*	2.25	2.58
Power, fuel and water	144.28	130.58
Loss allowance for trade receivables	1.58	-
Rates and taxes	38.36	38.78
Rent (refer note 39)	0.06	0.06
Travelling & conveyance	9.31	11.43
Miscellaneous expenses	5.38	7.71
	<u>583.49</u>	<u>607.24</u>
*Payment to auditors		
As auditors		
Statutory audit	2.00	2.10
Other services	0.05	0.10
Reimbursement of expenses	0.20	0.38
	<u>2.25</u>	<u>2.58</u>
31 Earnings/(Loss) per share (EPS)		

Basic EPS amounts are calculated by dividing the profit/loss for the year attributable to equity holders by the weighted average number of equity shares outstanding during the year. Diluted EPS is calculated by dividing the profit/loss for the year attributable to the equity holders by weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

	For the year ended 31 March 2025	For the year ended 31 March 2024
Net profit/loss attributable to equity shareholders	110.17	(331.18)
Weighted average number of equity shares for calculation of basic EPS	12,78,01,486	12,78,01,486
Weighted average number of equity shares for calculation of diluted EPS	12,78,01,486	12,78,01,486
Nominal value of equity share (INR)	10	10
Basic earning/(loss) per share (INR)	0.86	(2.59)
Diluted earning/(loss) per share (INR)*	0.86	(2.59)

* The outstanding potential equity shares have an anti-dilutive effect on EPS. Hence, the same have not been considered for calculation of diluted earnings per share.



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

	As at 31 March 2025	As at 31 March 2024
Commitments		
Estimated amount of contracts remaining to be executed on capital account and others, and not provided for	7.53	
Contingent liabilities		

In February 2019, Supreme Court of India in its judgement clarified the applicability of allowances that should be considered to measure obligations under The Employees' Provident Funds And Miscellaneous Provisions Act, 1952. The Company has been legally advised that there are interpretative challenges on the application of judgement retrospectively and as such does not consider there is any probable obligations for past periods. For the period 1 March 2019 to 31 March 2019, the Group has made a provision for provident fund contribution in the books of accounts amounting to INR 0.31.

33 Operating Segments

The Holding Company's Chief Executive Officer has been identified as the Chief Operating Decision Maker ('CODM'), since he is responsible for all major decisions w.r.t. the preparation and execution of business plan, preparation of budget, planning, alliance, merger, acquisition and expansion of any new facility. CODM has examined the Company's performance from product and geographic perspective and has identified a single business segment i.e. "Developing and running of hotels", hence no specific disclosures have been made.

A. Information about products and services

The Company primarily deals in one business namely "Developing and running of hotels", therefore product wise revenue disclosure is not applicable.

B. Information about geographical areas

The Company provides services to customers in India. Further, there are no non-current assets located outside India.

C. Information about major customers (from external customers)

The Company does not derive revenue from one customer which would amount to 10 per cent or more of the entity's revenue.



34 Related party disclosures

a) Related party and nature of related party relationship where control exists:

Description of relationship	Name of the Party
Holding Company	SAMHI Hotels Limited

b) Other related parties with whom transactions have been taken place:

Description of relationship	Name of the Party
Fellow subsidiary	Barque Hotels Private Limited SAMHI Hotels (Gurgaon) Private Limited

c) Transactions during the current year/ previous year

Particulars	Holding Company		Fellow subsidiary	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Interest on loan from Holding Company				
SAMHI Hotels Limited	-	62.81	-	-
Current borrowings- loans from Holding Company (unsecured)				
SAMHI Hotels Limited			-	-
- Loan received	70.00	433.50	-	-
- Loan repaid	40.00	-	-	-
Non-current financial liabilities - Borrowings				
SAMHI Hotels Limited				
-Modification of financial liability made during the year (refer note 16(d))	-	1,520.90	-	-
Equity component of interest free loans from Holding Company				
SAMHI Hotels limited				
- Loan received	-	2,715.01	-	-
- Loan repaid	594.60	444.70	-	-
Reimbursement of expenses				
SAMHI Hotels (Gurgaon) Private Limited	-	-	1.44	2.39
Barque Hotels Private Limited	-	-	-	0.05
SAMHI Hotels limited	0.07	-	-	-
Other expenses				
Legal and professional fees				
SAMHI Hotels Limited	49.15	117.99	-	-
Capital work-in-progress				
SAMHI Hotels Limited	8.62	-	-	-

d) Year end balances

Particulars	Holding Company		Fellow subsidiary	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Other equity				
Equity component of interest free loans from Holding Company				
SAMHI Hotels Limited	3,511.86	4,106.46	-	-
Current borrowings- loans from Holding Company (unsecured)				
SAMHI Hotels Limited	30.00	-	-	-
Trade receivables				
SAMHI Hotels (Gurgaon) Private Limited	-	-	0.57	0.66
Barque Hotels Private Limited	-	-	-	0.05
Trade payables				
SAMHI Hotels Limited	-	165.24	-	-
Current financial liabilities - Others				
Payable for capital assets				
SAMHI Hotels Limited	8.54	-	-	-

In addition to transactions above,

- the Holding Company has provided undertaking on behalf of the Company in respect of term loan obtained from banks (refer note 16)

For the year ended 31 March 2025 and 31 March 2024, the company has not recorded any impairment of receivables relating to amounts owned by related parties

This assessment is undertaken at each reporting period



35 Financial instruments – Fair values and risk management

A) Financial instruments by category and fair value

The below table summarizes the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard.

Particulars	Level of hierarchy	31 March 2025		
		Fair Value Through Profit and Loss (FVTPL)	Fair Value Through Other Comprehensive Income (FVTOCI)	Amortised Cost
Financial assets				
Other non-current financial assets	-	-	-	72.47
Trade receivables	-	-	-	106.14
Cash and cash equivalents	-	-	-	14.40
Other current financial assets	-	-	-	8.39
Total financial assets		-	-	291.60
Financial liabilities				
Non-current Borrowings	2/3	-	-	1,856.63
Current borrowings	2	-	-	128.78
Trade payables	-	-	-	105.85
Other current financial liabilities	-	-	-	35.94
Total financial liabilities		-	-	2,125.20

Particulars	Level of hierarchy	31 March 2024		
		Fair Value Through Profit and Loss (FVTPL)	Fair Value Through Other Comprehensive Income (FVTOCI)	Amortised Cost
Financial assets				
Other non-current financial assets	-	-	-	77.56
Trade receivables	-	-	-	75.80
Cash and cash equivalents	-	-	-	46.44
Other current financial assets	-	-	-	28.92
Total financial assets		-	-	228.72
Financial liabilities				
Non-current Borrowings	2/3	-	-	1,363.23
Current borrowings	2	-	-	12.75
Trade payables	-	-	-	354.62
Other current financial liabilities	-	-	-	20.73
Total financial liabilities		-	-	1,751.33

A) Financial instruments by category and fair value

Financial assets and liabilities measured at fair value – recurring fair value measurements

	As at 31 March 2025	As at 31 March 2024
Financial liabilities		
Optionally convertible redeemable debentures (OCRD) (Level 3)	163.59	111.06

The fair value of trade receivables, unbilled revenue, cash and cash equivalents, bank balances other than cash and cash equivalents, other current financial assets, current borrowings, trade payables and other current financial liabilities approximate their carrying amounts, due to their short-term nature.

Interest rates on non-current borrowings (from bank and financial institutions) are equivalent to the market rate. Such borrowings are contracted at floating rates and rates are reset at short intervals. Accordingly, the carrying value of such borrowings approximates fair value.

Fair value of bank deposits included in non-current other financial assets included in non-current loans are equivalent to their carrying amount, as the interest rate on them is equivalent to market rate.

B) Measurement of fair values

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques. There has been no transfer between Level 1, Level 2 and Level 3 for the year ended 31 March 2025 and 31 March 2024.

Valuation technique used to determine fair value

Specific valuation technique used to value financial instruments include:

- fair value of optionally convertible redeemable debentures (OCRD) is computed based on monte carlo method of valuation of the instrument



C) Details of significant unobservable inputs

Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value		
	As at 31 March 2025	As at 31 March 2024	Remarks
Optionally convertible redeemable debentures (OCD) (unsecured)			
Business Value	2,371.22	1,626.63	The estimated fair value would increase (decrease) if the business value was higher (lower)
Risk Free rate	6.78%	7.23%	The estimated fair value would increase (decrease) if the risk free rate was higher (lower)
Volatility rate	59.50%	59.00%	The estimated fair value would increase (decrease) if the volatility rate was higher (lower)

D) Financial risk management

Risk management framework

The Company's activities expose it to a variety of financial risks: market risk (including foreign exchange risk and interest rate risk), credit risk and liquidity risk.

The Holding Company's chief financial officer under the directions of the board of directors implements financial risk management policies across the Company. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, to monitor risks and adherence to limits in order to minimize the financial impact of such risks. The risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities.

i. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The carrying amount of financial assets represent the maximum credit risk exposure. The Company has credit policies in place and the exposures to these credit risks are monitored on an ongoing basis.

The Company's policy is to place cash and cash equivalents and other bank balances with banks and financial institution counterparties with good credit rating.

The Company has given security deposits to various statutory authorities and to vendors for securing services from them and rental deposits for employee accommodations. Further, the Company has other receivable balances outstanding as at year end from vendors against cost reimbursement. The Company does not expect any default from these parties and accordingly the risk of default is negligible or nil.

In respect of credit exposures from trade receivables, the Company has established a credit policy under which each new customer is analysed individually for creditworthiness before entering into contract. Credit limits are established for each customer, reviewed regularly and any sales exceeding those limits require approval from the appropriate authority.

The Company establishes an allowance for impairment that represents its expected credit losses in respect of trade receivables. The management uses a simplified approach for the purpose of computation of expected credit loss for trade receivables. In monitoring customer credit risk, customers are Companyed according to their credit characteristics, including whether they are an individual or legal entity, their geographical location, industry and existence of previous financial difficulties, if any.

There are no significant concentrations of credit risk within the Company.

The Group considers a financial asset to be in default when:

- the debtor is unlikely to pay its credit obligations to the Group in full; or
- the financial asset is more than two years past due.

The provision matrix used for determining loss allowance on trade receivables as at 31 March 2025 is 0-180 days: 3.30% (31 March 2024: 3.27%), 180-365 days: 29.29% (31 March 2024: 31.31%), 366-547 days: 5.43% (31 March 2024: 5.25%), 548-729 days: 80.22% (31 March 2024: 80.38%), >= 730 days: 100% (31 March 2024: 100%)

Reconciliation of loss allowance

	For the year ended 31 March 2025	For the year ended 31 March 2024
Trade receivables		
Opening balance	9.68	10.23
Changes in loss allowance	1.58	(0.55)
Closing balance	11.26	9.68

The impairment provisions for financial assets disclosed above are based on assumptions about risk of default and expected loss rates. The company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

ii. Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows to ensure it has sufficient cash to meet operational needs. Such forecasting takes into consideration the Company's debt refinancing plans, undrawn committed borrowing facilities and covenant compliance.

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-term, medium term and long-term funding and liquidity management requirements. Refer note 41 which covers liquidity risk management of the Company.



(a) Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted:

31 March 2025	Contractual cash flows					
	Carrying amount	Total	0-1 year	1-2 years	2-5 years	More than 5 years
Non - derivative financial liabilities						
Non-current borrowings	1,856.63	1,869.72	-	43.88	315.92	1,509.92
Current borrowings	128.78	128.78	128.78	-	-	-
Trade payables	105.85	105.85	105.85	-	-	-
Other current financial liabilities	33.94	33.94	33.94	-	-	-
	<u>2,125.20</u>	<u>2,138.29</u>	<u>268.57</u>	<u>43.88</u>	<u>315.92</u>	<u>1,509.92</u>
31 March 2024	Contractual cash flows					
	Carrying amount	Total	0-1 year	1-2 years	2-5 years	More than 5 years
Non-derivative financial liabilities						
Non-current borrowings	1,363.23	1,406.17	-	22.96	165.80	1,217.41
Current borrowings	12.75	12.75	12.75	-	-	-
Trade payables	354.62	354.62	354.62	-	-	-
Other current financial liabilities	20.73	20.73	20.73	-	-	-
	<u>1,751.33</u>	<u>1,794.27</u>	<u>388.10</u>	<u>22.96</u>	<u>165.80</u>	<u>1,217.41</u>

(b) Financing arrangements

The company had access to the following undrawn borrowing facilities at the end of the reporting period:

	31 March 2025	31 March 2024
Floating rate		
Expiring beyond one year (term loan from banks)	514.85	994.64
Overdraft facility	82.65	150.00
	<u>597.50</u>	<u>1,144.64</u>

iii. Market risk

Market risk is the risk that the changes in market prices such as foreign exchange rates and interest rates, that will affect the Company's expense or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Currency risk

Currency risk for the Company is the risk that the future cash outflows on account of payables for management fees and other expenditure will fluctuate because of changes in foreign exchange rates. The Company is exposed to the effects of fluctuation in the prevailing foreign currency exchange rates on its financial position and cash flows. Exposure arises primarily due to exchange rate fluctuations between the functional currency and other currencies. The Management evaluates foreign exchange rate exposure arising from foreign currency transactions on periodic basis and follows appropriate risk management policies.

Exposure to currency risk

The Company's exposure to foreign currency risk at the end of the reporting period are as follows:

31 March 2025	Currency	Amount in foreign currency (in millions)	Amount in INR (in millions)
Financial liabilities			
Trade payables	USD	0.34	28.86
31 March 2024	Currency	Amount in foreign currency (in millions)	Amount in INR (in millions)
Financial liabilities			
Trade payables	USD	0.43	35.79



Sensitivity analysis

A reasonably possible strengthening (weakening) of the Indian Rupee against foreign currency at year end would have affected the measurement of financial instruments denominated in foreign currency and affected equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

Effect in INR	(Profit) / loss		Equity, net of tax	
	Strengthening	Weakening	Strengthening	Weakening
31 March 2025				
USD (1% movement)	0.29	(0.29)	0.29	(0.29)
	0.29	(0.29)	0.29	(0.29)
31 March 2024				
USD (1% movement)	0.36	(0.36)	0.36	(0.36)
	0.36	(0.36)	0.36	(0.36)

Interest rate risk

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

The company evaluates the interest rates in the market on regular basis to explore the option of refinancing of the borrowings of the Company. Moreover, majority of the Company's borrowings are primarily linked to floating interest rates, thereby resulting in the adjustments of its borrowing costs in line with the market interest.

Exposure to interest rate risk

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

	Nominal amount	
	31 March 2025	31 March 2024
Fixed-rate instruments		
Financial assets - Bank deposits	55.68	82.09
	55.68	82.09
Variable-rate instruments		
Financial liabilities - Term loans from banks	1,725.33	1,265.21
Total	1,781.01	1,347.30

Fair value sensitivity analysis for fixed-rate instruments

The Company does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss. Also refer note 36A for fair value disclosure.

Cash flow Sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased (decreased) equity and profit or loss by the amounts shown below. This analysis assumes that all other variables, remain constant.

	(Profit) / loss		Equity, net of tax	
	100 bp increase	100 bp decrease	100 bp increase	100 bp decrease
31 March 2025				
Financial liabilities	16.66	(16.66)	16.66	(16.66)
	16.66	(16.66)	16.66	(16.66)
31 March 2024				
Financial liabilities	27.74	(27.74)	27.74	(27.74)
	27.74	(27.74)	27.74	(27.74)

36 Capital Management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Board of directors of the Holding company seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowing and the advantages and security afforded by a sound capital position.

The Company monitors capital using loan to value (LTV) method to ensure that the loan to value does not increase beyond 65% on any given reporting date at Company level. The company is in the process of complying with the said. The Company is not subject to externally imposed capital requirements.

As a part of its capital management policy, the Company did not have any defaults in the repayment of loans and interest. There have been no loan covenant defaults.



37 Disclosures under Micro, Small and Medium Enterprises Development Act, 2006 (MSMED)

	As at 31 March 2025	As at 31 March 2024
Dues to micro and small suppliers		
The amounts remaining unpaid to micro and small suppliers as at the end of the year:		
Principal	9.48	28.25
Interest	0.04	0.32
The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting year.	90.49	69.96
The amount of interest paid under the act beyond the appointed day during the year	-	1.32
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006.	2.48	1.64
The amount of interest accrued and remaining unpaid at the end of each accounting year.	4.89	2.37
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest	-	-

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 31 March 2025 and 31 March 2024 has been made in the financial statements based on information received and available with the Company.

- 38 During the year SAMHI Hotels Limited (the Holding Company) has allocated expenses amounting INR 57.77 (31 March 2024 - INR 117.99) for core business advisory, procurement and other support services. Out of the total allocation INR 49.15 (31 March 2024 - INR 117.99) has been booked as legal and professional expense under the head 'other expenses' and INR 8.62 (31 March 2024 - Nil) has been capitalised under Capital work-in-progress.

39 Lease disclosures

The Company has taken office premises under cancellable operating lease agreement. The total lease rental recognised as an expense relating to low value and short term leases amounts to INR 0.06 (31 March 2024 - INR 0.06)

40 Recent issued accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On 7th May 2025, MCA issued the Companies (Indian Accounting Standards) Amendment Rules, 2025, which made certain amendments to Ind AS 21 The Effects of Changes in Foreign Exchange Rates, effective from 1 April 2025. These amendments define currency exchangeability and include guidance on estimating spot exchange rates when a currency is not exchangeable. The Company does not expect this amendment to have any significant impact in its financial statements.



41 Ratio Analysis and its elements

Ratio	In times/%	Numerator	Denominator	31 March 2025	31 March 2024	% change in ratio	Reason for variance
Current Ratio	In times	Total Current Assets	Total Current Liabilities	0.58	0.42	39%	Current ratio has increased due to decrease in trade payables and increase in trade receivables.
Debt-Equity Ratio	In times	Total Borrowings	Total Equity	2.87	1.17	145%	Debt-equity ratio has increased due to increase in borrowings and decrease in total equity.
Debt Service Coverage Ratio	In times	Earnings before finance cost, depreciation, amortisation and tax	Finance costs paid + Principal repayments of long term borrowings	2.72	0.07	3899%	Debt Service coverage ratio has increased due to reduction of principal repayment and increase in profits during the year.
Trade Receivables turnover ratio	In times	Revenue from operations	Average Trade Receivables	15.39	18.42	-16%	-
Trade payables turnover ratio	In times	Cost of materials consumed + Other expenses	Average Trade Payables	3.25	2.58	26%	Trade payables turnover ratio has increased due to reduction in average trade payables.
Net profit ratio	In %	Profit/(loss) after tax	Revenue from operations	7.87%	-27.95%	-128%	Net profit ratio has improved due to the fact that company has earned profits in current year as compared to losses in previous year.
Return on Capital employed	In %	Earnings before interest and taxes	Capital Employed: Tangible Net Worth + Total Borrowing	11.78%	4.65%	153%	Return on Capital employed has improved due to increase in earnings before interest and taxes during the current year.

The Company has not presented the following ratios due to the reasons given below:

- Inventory turnover ratio** Since the Company holds the inventory of beverages including liquor and the proportion of such inventory value is insignificant to total assets.
- Return on investments** Since the Company invests surplus temporary funds in short-term bank deposits and the income generated from it is insignificant to total revenue.
- Return on equity ratio** The Company has incurred net loss in previous year and also has negative average net equity. Therefore, "Return on equity" ratio cannot be meaningfully computed and hence have not been disclosed in the financial statements.
- Net capital turnover ratio** The Company's average working capital is negative during the current year as well as previous year. Therefore, "Net working turnover" ratio cannot be meaningfully computed and hence have not been disclosed in the financial statements.

42 Other statutory information

- The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- The Company does not have any transactions with companies struck off under section 248 of Companies Act, 2013.
- The Company does not have any charges or satisfaction which is yet to be registered with Registrar of Companies (ROC) beyond the statutory period.
- The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall hold or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries).
- The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- The Company has not entered into any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- The title deeds of immovable property disclosed in the financial statements are held in the name of the Company.
- The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013) either severally or jointly with any other person that are repayable on demand or without specifying any terms or period of repayment.
- The Company has not been declared a wilful defaulter by any bank or other lender (as defined under the Companies Act, 2013), in accordance with the guidelines on wilful defaulters.
- The Company has used the borrowings from banks for the specific purpose for which it was taken.
- There has been no revaluation of property, plant and equipment or intangible assets or both for the year ended 31 March 2025 and 31 March 2024.
- The Company has borrowings from banks on the basis of security of current assets. However, the Company is not required to submit quarterly returns or statements with banks during the current year.
- The company has complied with the number of layers prescribed under the Companies Act, 2013.
- The company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial years.

43 Subsequent events

- SAMHI Hotels Limited ("the holding Company") vide its share-holder meeting dated 20 May 2025 approved primary investment and subscription of equity shares by Rezo Bellflower Private Limited, an affiliate of GIC Pte. Limited ("Investor") to hold 35% of the equity share capital (on a fully-diluted basis) of Ascent Hotels Private Limited, SAMHI JV Business Hotels Private Limited and Innstar Tourism and Hotels Private Limited ("Target Companies"). The combined enterprise value of the Target Companies has been ascertained at INR 22,000.00 million.
- On 14 May 2025, 6,726,394 optionally convertible debentures ("OCRDs") issued by the Company to Vascon Engineers Limited have been converted into equivalent number of equity shares. Further on 16 May 2025, SAMHI Hotels Limited (the Holding Company) has acquired these equity shares to retain 100% of the share capital in the Company.

The notes from Note 1 to Note 43 form an integral part of these financial statements.

As per our report of even date attached

For BSR & Co. LLP
 Chartered Accountants
 ICAI Firm Registration No. 101248W/W-100022

Risheta Kumar
 Partner
 Membership No. 509822

Place: Gurugram
 Date: 28 Mar 2025

For and on behalf of Board of Directors of
 Ascent Hotels Private Limited

Rajat Mehra
 Director
 DIN 06813081

Place: Gurugram
 Date: 28 Mar 2025

Tanya Chakravarty
 Director
 DIN 08539291

Place: Gurugram
 Date: 28 Mar 2025

Iram Nazki Anand
 Company Secretary
 Membership No. A-13735

Place: Gurugram
 Date: 28 Mar 2025