

**Report on the Audit of Special Purpose Ind AS Carve out Financial Statements
To the Board of Directors of UrbanEdge Hotels Private Limited****Opinion**

We have audited the accompanying special purpose financial statements of **UrbanEdge Hotels Private Limited** ("the Company"), which comprise the Special Purpose Balance Sheet as at 31 March 2024, 31 March 2023 and 31 March 2022, the Special Purpose Statement of Profit and Loss and Special Purpose Cash Flow Statement for the period from 01 April 2023 to 31 March 2024, 01 April 2022 to 31 March 2023, 01 April 2021 to 31 March 2022, and a summary of material accounting policies and other explanatory information (hereinafter referred as "the special purpose Ind AS Carve out financial statements"). The special purpose Ind AS Carve out financial statements have been prepared by the management of the Company for the preparation of the Unaudited Proforma Financial Information which are being prepared for the purpose of inclusion in the Draft Red Herring Prospectus ("DRHP") to be prepared by Ventive Hospitality Private Limited (formerly known as ICC Realty (India) Private Limited) ("the Issuer") for filing with SEBI, in connection with the proposed IPO, pursuant to the requirement of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (the "ICDR Regulations") and accordingly may not be suitable for any other purpose.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid special purpose financial statements are prepared, in all material respects, in accordance with the financial reporting provisions of Indian Accounting Standards specified under Section 133 of the Companies Act, 2013.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Special Purpose 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the special purpose financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibility for the Special Purpose Financial Statements

Management is responsible for the preparation of these special purpose financial statements in accordance with Generally Accepted Accounting Principles in India ('Indian GAAP') to comply with the Indian Accounting Standards specified under Section 133 of the Companies Act, 2013; this includes the design, implementation and maintenance of internal control relevant to the preparation of special purpose financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies that are consistent with Indian GAAP and the disclosure and presentation requirements of the standards; and making accounting estimates that are reasonable in the circumstances. The special purpose financial statements have been prepared by the management for internal use.

Auditor's Responsibilities for the Audit of the Special Purpose Financial Statements

Our objectives are to obtain reasonable assurance about whether the special purpose 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 special purpose financial statements.



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

- Identify and assess the risks of material misstatement of the special purpose 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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.

Restriction on Distribution and Use

The special purpose Ind AS carve out financial statements have been prepared solely for the preparation of the Unaudited Proforma Financial Information which are being prepared for the purpose of inclusion in the DRHP to be prepared by the Issuer for filing with SEBI, in connection with the proposed IPO, pursuant to the requirement of ICDR Regulations, without any risk and responsibility on the part of our firm. It should not be used by any other person or for any other purpose other than the Company, the Issuer and the auditors of the Issuer. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

For **S.N. Dhawan & CO LLP**
Chartered Accountants
Firm Registration No.: 000050N/N500045

B. Sen.

Bhaskar Sen
Partner
Membership No.: 096985
UDIN: 24096985BKBWGM9160



Place: Gurugram
Date: 17 August 2024

| | Note No. | As at 31 March 2024 | As at 31 March 2023 | As at 31 March 2022 | As at 01 April 2021 |
|--|----------|----------------------|----------------------|----------------------|----------------------|
| ASSETS | | | | | |
| NON CURRENT ASSETS | | | | | |
| (a) Property, plant and equipment | 3 | 605.47 | 612.91 | 627.12 | 641.83 |
| (b) Other intangible assets | 4 | 0.37 | 0.24 | 0.39 | 0.62 |
| (c) Financial assets | | | | | |
| (i) Investments | 5 | - | 0.00 | 0.07 | 0.07 |
| (ii) Other financial assets | 6 | 2.53 | 2.44 | 6.77 | 3.22 |
| (d) Income tax assets (net) | 7 | 25.94 | 20.91 | 9.27 | 15.50 |
| (e) Other non-current assets | 8 | 2.74 | 1.76 | - | - |
| | | <u>637.05</u> | <u>638.26</u> | <u>643.62</u> | <u>661.24</u> |
| CURRENT ASSETS | | | | | |
| (a) Inventories | 9 | 3.05 | 3.03 | 2.98 | 3.29 |
| (b) Financial assets | | | | | |
| (i) Investments | 5 (a) | - | 0.07 | - | - |
| (ii) Trade receivables | 10 | 21.19 | 16.18 | 10.58 | 3.50 |
| (iii) Cash and cash equivalents | 11 | 130.43 | 135.25 | 35.39 | 167.84 |
| (iv) Bank balances other than cash and cash equivalents | 12 | 0.94 | 0.91 | 12.00 | - |
| (v) Other financial assets | 13 | 4.66 | 2.90 | 1.95 | - |
| (c) Other current assets | 14 | 6.68 | 4.78 | 5.65 | 6.73 |
| | | <u>166.95</u> | <u>163.12</u> | <u>68.55</u> | <u>181.36</u> |
| Total assets | | <u>804.00</u> | <u>801.38</u> | <u>712.17</u> | <u>842.60</u> |
| EQUITY AND LIABILITIES | | | | | |
| Promoter's Contribution | | | | | |
| | | 745.34 | 646.65 | 199.62 | 85.34 |
| LIABILITIES | | | | | |
| Non-current liabilities | | | | | |
| (a) Financial Liabilities | | | | | |
| (i) Borrowings | 16 | - | - | 150.00 | 356.80 |
| (b) Provisions | 15 | 5.45 | 5.16 | 5.52 | 6.97 |
| | | <u>5.45</u> | <u>5.16</u> | <u>155.52</u> | <u>363.77</u> |
| Current liabilities | | | | | |
| (a) Financial liabilities | | | | | |
| (i) Borrowings | 18 | - | - | 140.62 | 233.98 |
| (ii) Trade payables | 17 | - | - | - | - |
| - total outstanding dues of micro enterprises and small enterprises | | 1.39 | 2.16 | 0.34 | 4.93 |
| - total outstanding dues of creditors other than micro enterprises and small enterprises | | 40.10 | 73.66 | 104.20 | 85.93 |
| (iii) Other financial liabilities | 19 | 0.15 | 0.35 | 40.55 | 0.35 |
| (b) Provisions | 20 | 3.53 | 1.22 | 1.07 | 0.96 |
| (c) Other current liabilities | 21 | 8.04 | 72.18 | 70.25 | 67.34 |
| | | <u>63.21</u> | <u>149.57</u> | <u>367.03</u> | <u>393.49</u> |
| Total liabilities | | <u>58.66</u> | <u>154.73</u> | <u>512.55</u> | <u>757.26</u> |
| Total equity and liabilities | | <u>804.00</u> | <u>801.38</u> | <u>712.17</u> | <u>842.60</u> |
| Material accounting policies and other notes | 2 | | | | |
| The accompanying notes are an integral part of these special purpose financial statements: | 1-45 | | | | |
| As per our report of even date attached | | | | | |

For S.N. Dhawan & Co LLP
 Chartered Accountants
 Firm Registration No.: 000050N/N500045

Bhaskar Sen
 Partner
 Membership No.: 096985

Place: Gurugram
 Date: 17 August 2024



For and on behalf of the Board of Directors of
 UrbanEdge Hotels Private Limited
 CIN: U55101TN2006FTC061377

Darshan Shant Chordia
 Director
 DIN: 07030625

Place: Pune
 Date: 17 August 2024

B. v. Joshi
 Joshi V. Sehara
 Company Secretary
 M No.: A67886

Place: Chennai
 Date: 17 August 2024

Farookh Khan Noormohammad
 Director
 DIN: 01323080

Place: Pune
 Date: 17 August 2024



UrbanEdge Hotels Private Limited
CIN: U55101TN2006FTC061377
Special Purpose Statement of Profit and Loss for the year ended 31 March 2024
(All amounts are in Indian Rupees millions, unless otherwise stated)

| | Note No. | Year ended 31 March 2024 | Year ended 31 March 2023 | Year ended 31 March 2022 |
|--|----------|-----------------------------|-----------------------------|-----------------------------|
| I Revenue from operations | | | | |
| II Other income | 22 | 313.61 | 293.98 | 75.29 |
| III Total revenue (I + II) | 23 | <u>70.04</u> | <u>7.31</u> | <u>9.25</u> |
| | | <u>383.65</u> | <u>301.29</u> | <u>84.54</u> |
| IV Expenses | | | | |
| Food and beverages consumed | 24 | 31.46 | 29.02 | 8.94 |
| Employee benefits expense | 25 | 76.38 | 62.45 | 50.69 |
| Other expenses | 27 | 158.47 | 172.13 | 140.90 |
| Total expenses (IV) | | <u>266.31</u> | <u>263.60</u> | <u>200.53</u> |
| V Earnings before interest, tax, depreciation and amortisation (EBITDA) (III-IV) | | <u>117.34</u> | <u>37.69</u> | <u>(115.99)</u> |
| Finance costs | 26 | 0.21 | 6.57 | 175.38 |
| Depreciation and amortization expense | 3 & 4 | 18.27 | 17.24 | 17.63 |
| Total Finance and depreciation cost (VI) | | <u>18.48</u> | <u>23.81</u> | <u>193.01</u> |
| VII Profit before tax (V-VI) | | <u>98.86</u> | <u>13.88</u> | <u>(309.00)</u> |
| VIII Tax expense | | | | |
| Current tax | | - | - | - |
| Deferred tax | | - | - | - |
| IX Profit for the year (VII-VIII) | | <u>98.86</u> | <u>13.88</u> | <u>(309.00)</u> |
| X Other Comprehensive Income | | | | |
| Items that will not be reclassified to profits or loss in subsequent periods: | | | | |
| i. Re-measurement (losses) / gains on defined benefit plans | 38 | (0.66) | 0.30 | 1.12 |
| ii. Income tax relating to items that will not be reclassified to profit or loss | | - | - | - |
| Net other comprehensive income not to be reclassified to profit or loss in subsequent periods (net of tax) | | <u>(0.66)</u> | <u>0.30</u> | <u>1.12</u> |
| XI Total comprehensive income for the year, net of tax (IX+X) | | <u>98.20</u> | <u>14.18</u> | <u>(307.88)</u> |
| Material accounting policies and other notes | 2 | | | |
| The accompanying notes are an integral part of these special purpose financial statements | 1-45 | | | |

As per our report of even date attached

For S.N. Dhawan & CO LLP
Chartered Accountants
Firm Registration No.: 000050N/N500045

B.Sen.
Bhaskar Sen
Partner
Membership No.: 096985

Place: Gurugram
Date: 17 August 2024



For and on behalf of the Board of Directors of
UrbanEdge Hotels Private Limited
CIN: U55101TN2006FTC061377

C.Chordia.
Darshan Shrad Chordia
Director
DIN: 07080625

Place: Pune
Date: 17 August 2024

B.V. Joshik
Joshik V. Behara
Company Secretary
M No.: A67886

Place: Chennai
Date: 17 August 2024

Farooq Khan Noormohammad

Farooq Khan Noormohammad
Director
DIN: 01323080

Place: Pune
Date: 17 August 2024



| | Year ended 31 March 2024 | Year ended 31 March 2023 |
|---|-----------------------------|-----------------------------|
| A. Cash flow from operating activities | | |
| Net Profit before tax | 98.86 | 13.88 |
| Adjusted for: | | |
| Depreciation and amortization | 18.27 | 17.24 |
| Bad debts written off | 0.16 | 0.12 |
| Provision/ liabilities no longer required written back | (62.87) | (1.46) |
| Interest income | (5.37) | (4.61) |
| Interest and finance charges | - | 5.59 |
| Other adjustment (refer note 16) | 0.50 | (500.81) |
| Loss on sale of property, plant and equipment | - | 0.05 |
| Unrealised foreign exchange loss/(gain) differences | (0.69) | - |
| Operating Profit before working capital changes | 48.86 | (470.00) |
| Adjusted for: | | |
| (Increase)/Decrease in trade receivables | (5.17) | (6.66) |
| (Increase)/Decrease in other current assets | (1.90) | 934.53 |
| (Increase)/Decrease in non current assets | 0.07 | (1.76) |
| (Increase)/Decrease in other current financial assets | (1.76) | (0.01) |
| (Increase)/Decrease in other non-current financial assets | (0.09) | 4.33 |
| (Increase)/Decrease in inventories | (0.02) | (0.05) |
| Increase/(Decrease) in trade payables | 29.23 | (27.26) |
| Increase/(Decrease) in other current financial liabilities | (0.20) | (40.20) |
| Increase/(Decrease) in other current liabilities | (64.14) | 1.94 |
| Increase/(Decrease) in provisions - Short term | 2.31 | 0.15 |
| Increase/(Decrease) in provisions - Long term | (0.37) | (0.07) |
| Cash generated from operations | 6.82 | 394.94 |
| Income taxes (paid)/refund | (5.62) | (11.64) |
| Net cash generated from / (used in) operating activities (A) | 1.20 | 383.30 |
| B. Cash flow from investing activities | | |
| Purchase of property, plant and equipment | (11.42) | (3.04) |
| Proceeds from sale of property, plant and equipment | - | 0.11 |
| Interest received | 5.37 | 4.61 |
| Decrease/(Increase) in other bank balances | (0.03) | 11.09 |
| Sale of investment | 0.06 | - |
| Net cash generated from / (used in) investing activities (B) | (6.02) | 12.77 |
| C. Cash flow from financing activities | | |
| Repayment of long-term borrowings (net) | - | (290.62) |
| Finance costs paid | - | (5.59) |
| Net cash generated from / (used in) financing activities (C) | - | (296.21) |
| Net increase / (decrease) in cash and cash equivalents (A+B+C) | (4.82) | 99.86 |
| Opening balance of cash and cash equivalents | 135.25 | 35.39 |
| Closing balance of cash and cash equivalents | 130.43 | 135.25 |
| Cash and cash equivalents include | | |
| Cash on hand | 0.27 | 0.36 |
| Balance with banks in current accounts | 2.10 | 17.92 |
| Deposits with original maturity of less than three months | 128.06 | 116.97 |
| Total cash and cash equivalents (refer note 10) | 130.43 | 135.25 |

Material accounting policies and other notes 2

The accompanying notes are an integral part of these special purpose financial statements 1-45

As per our report of even date attached

For S.N. Dhawan & CO LLP
 Chartered Accountants
 Firm Registration No.: 000050N/N500045

B. Sen

Bhaskar Sen
 Partner
 Membership No.: 096985

Place: Gurugram
 Date: 17 August 2024



For and on behalf of the Board of Directors of
 UrbanEdge Hotels Private Limited
 CIN: U55101TN2006FTC061377

Chordia
 Darshan Shrad Chordia
 Director
 DIN: 07080625

Place: Pune
 Date: 17 August 2024

B. V. Joshik
 Joshik V. Behara
 Company Secretary
 M No.: A67886

Place: Chennai
 Date: 17 August 2024

Khan
 Farookh Khan Noormohammad
 Director
 DIN: 01323080

Place: Pune
 Date: 17 August 2024



1 Corporate information

UrbanEdge Hotels Private Limited ('UHPL' or 'the Company') was incorporated on 26 October 2006. The Company is engaged in the business of owning and operating hotels. The Company had four hotels situated at Ahmedabad, Coimbatore, Chennai and Bangalore. Till 31 March 2023, the Company has sold 3 hotels and is operational with only the Bangalore hotel as on date. During the year, CPI India I Limited has sold its shareholding to Balewadi Techpark Private Limited and accordingly the holding company stands changed with effect from 05 May 2023. Also refer note 2.1 for basis for preparation of these special purpose financial statements of the company.

2 Material accounting policies

2.1 Statement of compliance

The special purpose financial statements have been prepared based on carved out Trial Balance of Head office and Bangalore unit from final Trial Balance (consists of various trial balances of various units of the company including Head office and Bangalore unit). The financial statements have been prepared in accordance with the accounting principles generally accepted in India including Indian Accounting Standards (Ind AS) prescribed under the Section 133 of the Companies Act, 2013 read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended and relevant provisions of the Companies Act, 2013.

These financial statements have been prepared in accordance with Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013.

Purpose of preparation of these Special Purpose Carve Out Financial Statements

These Special Purpose Carve Out Financial Statements of the Hotel Business are being prepared:

- (a) For the purpose of inclusion in the Offer Document to be prepared by Ventive Hospitality Private Limited (formerly known as ICC Realty (India) Private Limited) ("the Acquiror"), for filing with SEBI, in connection with the proposed IPO, pursuant to the requirement of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018.
- (b) For the purpose of preparation of the Proforma financial statements which are being prepared for the purpose of inclusion in the Draft Red Herring Prospectus ('DRHP'), in connection with the proposed initial public offering of equity shares of face value of Rs. 10 each of Ventive Hospitality Private Limited (formerly known as ICC Realty (India) Private Limited).

Basis of preparation of Special Purpose Carve Out Financial Statements

- (i) The Special Purpose Carve Out Financial Statements of the Hotel Business of the Company, which comprises the Special Purpose Carve Out Balance Sheet as at March 31, 2024, the Special Purpose Carve Out Statement of Profit and Loss including Other Comprehensive Income, the Special Purpose Carve Out Statement of Cash Flows and the Special Purpose Carve Out Statement of Changes in Equity for the year ended March 31, 2024, and notes to the Special Purpose Carve Out Financial Statements, including a summary of significant accounting policies and other explanatory information (collectively the "Special Purpose Carve Out Financial Statements") have been prepared:
 - a. taking into consideration the terms of the Agreement between the company and Ventive Hospitality Private Limited;
 - b. in accordance with Guidance Note on Combined and Carve Out Financial Statements issued by the Institute of Chartered Accountants of India ("ICAI") (the "Guidance Note").
- (ii) The assumed assets and assumed liabilities and related income and expenses of the Hotel Business of the Company have been reported in the Special Purpose Carve Out Financial Statements in accordance with Indian Accounting Standard - 34 (Ind AS - 34) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).
- (iii) The Hotel Business has historically operated as part of the Company and not as a standalone entity. Financial statements representing the operations of the Hotel Business have been derived from the Company's accounting records and are presented on a carve out basis.
- (iv) The principal purpose of Special Purpose Carve Out statement of Profit and Loss is to present the historical operations of the carve out business and reflect all the costs of doing business and corresponding revenue. Therefore, these Special Purpose Carve Out Statement of Profit and Loss includes the relevant costs and revenue as if the carve out business operated as a separate entity in the periods presented.
- (v) Capital, as disclosed in these Special Purpose Carve Out Financial Statements, being net asset value, represents the difference between the assumed assets and liabilities of the Hotel Business of the Company.
- (vi) Assets, liabilities, income and expenses recognised in these Special Purpose Carve Out Financial Statements that are directly attributable to the Hotel Business are based on the books of accounts and underlying accounting records maintained by the Company.
- (vii) These Special Purpose Carve Out Financial Statements may not include all the actual expenses that would have been incurred had the carve out business operated as a standalone company during the periods presented and may not reflect the financial position and financial performance had it operated as a standalone company during such periods. Actual costs that would have been incurred if carve out business had operated as a standalone company would depend on multiple factors, including organizational structure, capital structure, strategic and tactical decisions made in various areas, including information technology and infrastructure.
- (viii) Therefore, the resulting financial position and financial performance in these Special Purpose Carve Out Financial Statements may not be that which might have existed if the carve out business had been a standalone company. Further, the information may not be representative of the financial position and financial performance which may prevail after the transaction.
- (ix) The Special Purpose Carve Out Financial Statements as presented are not legal entity financial statements and hence, no earnings per share (EPS), basic and diluted, has been computed and disclosed.
- (x) The Special Purpose Carve Out Financial Statements have been prepared under the historical cost convention on the accrual basis, except for certain other financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments), and
- (xi) The Special Purpose Financial Statements are Special Purpose Financial Statements prepared solely as per the purpose of preparation. As a result, the Special Purpose Financial Statements may not be suitable for any other purpose. Further, the Special Purpose Financial Statements are not prepared in accordance with the requirements of Schedule III notified under the Companies Act, 2013.
- (xii) The Special Purpose Carve Out Financial Statements of the Hotel Business of the Company are presented in INR (₹) and all values are rounded to the nearest millions (₹ 000,000), except when otherwise indicated.



2.2 Current versus non-current classification

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

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

All other assets are classified as non-current.

A liability is current when:

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

All other liabilities are classified as non-current.

2.3 Basis of preparation and presentation

Separate financial statements of the company are prepared in accordance with Indian Accounting Standards (Ind AS), under the historical cost convention on the accrual basis as per the provisions of the Companies Act, 2013 ("the Act"), except for

- Financial instruments – measured at fair value;
- Assets held for sale – measured at lower of fair value less cost of sale;
- Plan assets under defined benefit plans – measured at fair value
- In addition, certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

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

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

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

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



2.4 Use of estimates

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

Key source of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of valuation of deferred tax assets and provisions and contingent liabilities.

The areas involving critical estimates or judgments are:

- Useful life of intangible asset
- Defined benefit obligation
- Current tax expense and current tax payable
- Deferred tax assets for carried forward tax losses
- Impairment of financial assets

Estimates and judgments are regularly revisited. Estimates are based on historical experience and other factors, including futuristic reasonable information that may have a financial impact on the Company.

2.5 Revenue recognition

Revenue is recognised to the extent that it is probable that the Company will collect the consideration to which it will be entitled in exchange of goods or services that will be transferred to the customers taking into account contractually defined terms of payments. Revenue excludes taxes and duties collected on behalf of the Government and is net of discounts and other similar allowances.

2.6 Interest income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

2.7 Foreign currencies

The functional currency of the Company is Indian Rupee.

Income and expenses in foreign currencies are recorded at exchange rates prevailing on the date of the transaction. Foreign currency denominated monetary assets and liabilities are translated at the exchange rate prevailing on the balance sheet date and exchange gains and losses arising on settlement and restatement are recognised in the statement of profit and loss.

2.8 Employee benefits

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

- service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- net interest expense or income; and
- remeasurement

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognised in the balance sheet represents the actual deficit or surplus in the Company's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans.

A liability for a termination benefit is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognises any related restructuring costs.



2.9 Taxation

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

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible.

The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

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

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

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

Current and deferred tax for the year

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



2.10 Property plant and equipment

The Company has elected to continue with the carrying value of all of its plant and equipment as at the transition date, viz., 1 April 2021 measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

The cost of property, plant and equipment comprises its purchase price net of any trade discounts and rebates, any import duties and other taxes (other than those subsequently recoverable from the tax authorities), any directly attributable expenditure on making the asset ready for its intended use, including relevant borrowing costs for qualifying assets and any expected costs of decommissioning. Expenditure incurred after the property, plant and equipment have been put into operation, such as repairs and maintenance, are charged to the Statement of Profit and Loss in the year in which the costs are incurred. Major shut down and overhaul expenditure is capitalised as the activities undertaken improves the economic benefits expected to arise from the asset.

Subsequent expenditure and componentisation

Parts of an item of property, plant and equipment having different useful lives and significant value and subsequent expenditure on property, plant and equipment arising on account of capital improvement or other factors are accounted for as separate components only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Depreciation and useful life

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of following categories of assets, in whose case the life of the assets has been assessed as under based on technical advice, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support, etc

Depreciation is computed on Straight-Line Method ('SLM') based on useful lives, determined based on internal technical evaluation as follows:

| Type of assets | Method | Useful lives estimated by the management |
|--------------------------|--------|--|
| Buildings | SLM | 30 years |
| Office equipment | SLM | 5 years |
| Computers and hardwares | SLM | 3 years |
| Furniture and fixtures | SLM | 10 years |
| Electrical installations | SLM | 10 years |
| Plant and equipment | SLM | 7.5 years |
| Vehicles | SLM | 10 years |

Major overhaul costs are depreciated over the estimated life of the economic benefit derived from the overhaul. The carrying amount of the remaining previous overhaul cost is charged to the Statement of Profit and Loss if the next overhaul is undertaken earlier than the previously estimated life of the economic benefit.

The Company reviews the residual value, useful lives and depreciation method annually and, if expectations differ from previous estimates, the change is accounted for as a change in accounting estimate on a prospective basis.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Derecognition

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised.

2.11 Intangible assets

The Company has elected to continue with the carrying value of all of its Intangible assets as at the transition date, viz., 1 April 2021 measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

Derecognition of intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

Useful lives of intangible assets.

Estimated useful lives of the intangible assets are as follows:

Computer software: 5 years

The amortisation period and method are reviewed at each year end.



2.12 Impairment of tangible and intangible assets

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

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

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

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

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

2.13 Provisions

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

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

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

2.14 Cash and cash equivalents

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

2.15 Significant judgements and key sources of estimation in applying accounting policies

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates.

The areas involving critical estimates or judgments are:

- i. **Useful lives of property, plant and equipment** : Management reviews its estimate of the useful lives at each reporting date, based on the expected utility of the assets.
- ii. **Valuation of deferred tax assets** : Recognized is based on an assessment of the probability of the Company's future taxable income
- iii. **Fair value measurement of financial instruments** : Based on Discounted Cash Flow model when quoted price are not available.
- iv. **Provisions and contingencies** : Evaluation of the likelihood of the contingent events is applied best judgement by management regarding the probability of exposure to potential loss.
- v. **Defined Benefit Obligation (DBO)** : Measured based on actuarial assumptions which include mortality and withdrawal rates. Company considers that the assumptions used to measure its obligations are appropriate.
- vi. **Allowances for doubtful debts** : The Company makes allowances for doubtful debts through appropriate estimations of irrecoverable amount.

2.16 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.



2.17 Financial Instruments

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

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

2.18 Financial assets

All regular way purchases or sales of financial assets are recognised and de-recognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the market place.

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

Effective interest method

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

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

Financial assets at fair value through profit or loss (FVTPL)

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls), discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit-impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

Chand



Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

2.19 Financial liabilities and equity instruments

Classification as debt or equity

Debt and equity instruments issued by a Company entity are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company entity are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.

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

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

2.20 Earnings per share

Basic earnings per share

Basic earnings per share is computed by dividing the net profit after tax by weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the year is adjusted for treasury shares, bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares).

Diluted earnings per share

Diluted earnings per share is computed by dividing the profit after tax after considering the effect of interest and other financing costs or income (net of attributable taxes) associated with dilutive potential equity shares by the weighted average number of equity shares considered for deriving basic earnings per share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares including the treasury shares held by the Company to satisfy the exercise of the share options by the employees.



2.21 First-time adoption-mandatory exceptions, optional exemptions

The Company has prepared the opening balance sheet as per Ind AS as of 1 April, 2021 (the transition date) by recognising all assets and liabilities whose recognition is required by Ind AS, not recognising items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognised assets and liabilities. However, this principle is subject to certain exceptions and certain optional exemptions availed by the Company as detailed below.

Derecognition of financial assets and liabilities

The Company has applied the derecognition requirements of financial assets and financial liabilities prospectively for transactions occurring on or after 1 April, 2021 ('the transition date').

Deemed cost for property, plant and equipment and intangible assets

The Company has elected to continue with the carrying value of all of its plant and equipment as at the transition date, viz., 1 April, 2021 measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.



UrbanEdge Hotels Private Limited
CIN: U55101TN2006FTC061377
Notes to the special purpose financial statements for the year ended 31 March 2024
(All amounts are in Indian Rupees millions, unless otherwise stated)

Note 3 - Property, plant and equipment

| Particulars | Freehold land | Buildings | Electrical installations | Computer equipment | Furniture and fixtures | Plant and equipment | Office equipment | Vehicles | Total |
|------------------------------------|---------------|---------------|--------------------------|--------------------|------------------------|---------------------|------------------|-------------|---------------|
| Gross carrying amount | | | | | | | | | |
| Balance as on 01 April 2021 | 340.20 | 295.40 | 0.98 | 1.70 | 1.58 | 1.68 | 0.10 | 0.19 | 641.83 |
| Additions during the year | - | - | - | 0.98 | 0.66 | 0.09 | 0.74 | 0.08 | 2.55 |
| Disposals during the year | - | - | - | - | - | - | - | - | - |
| Balance as on 31 March 2022 | 340.20 | 295.40 | 0.98 | 2.68 | 2.24 | 1.77 | 0.84 | 0.27 | 644.38 |
| Additions during the year | - | - | 0.64 | 0.99 | 0.75 | 0.35 | 0.31 | - | 3.04 |
| Disposals during the year | - | - | - | 0.04 | - | - | 0.05 | 0.11 | 0.20 |
| Balance as on 31 March 2023 | 340.20 | 295.40 | 1.62 | 3.63 | 2.99 | 2.12 | 1.10 | 0.16 | 647.22 |
| Additions during the year | - | - | 0.21 | 0.45 | 0.77 | 9.37 | - | - | 10.80 |
| Disposals during the year | - | - | - | - | - | - | - | - | - |
| Balance as on 31 March 2024 | 340.20 | 295.40 | 1.83 | 4.08 | 3.76 | 11.49 | 1.10 | 0.16 | 658.02 |
| Accumulated depreciation | | | | | | | | | |
| Balance as on 01 April 2021 | - | - | - | - | - | - | - | - | - |
| Charge for the year | - | 15.26 | 0.14 | 0.88 | 0.32 | 0.54 | 0.08 | 0.04 | 17.26 |
| Elimination on disposal of assets | - | - | - | - | - | - | - | - | - |
| Balance as on 31 March 2022 | - | 15.26 | 0.14 | 0.88 | 0.32 | 0.54 | 0.08 | 0.04 | 17.26 |
| Charge for the year | - | 15.26 | 0.16 | 0.60 | 0.38 | 0.48 | 0.19 | 0.02 | 17.09 |
| Elimination on disposal of assets | - | - | - | 0.03 | - | - | 0.01 | 0.00 | 0.04 |
| Balance as on 31 March 2023 | - | 30.52 | 0.30 | 1.45 | 0.70 | 1.02 | 0.26 | 0.06 | 34.31 |
| Charge for the year | - | 15.30 | 0.21 | 1.11 | 0.44 | 0.95 | 0.21 | 0.02 | 18.24 |
| Elimination on disposal of assets | - | - | - | - | - | - | - | - | - |
| Balance as on 31 March 2024 | - | 45.82 | 0.51 | 2.56 | 1.14 | 1.97 | 0.47 | 0.08 | 52.55 |
| Net carrying amount | | | | | | | | | |
| Balance as on 31 March 2024 | 340.20 | 249.58 | 1.32 | 1.52 | 2.62 | 9.52 | 0.63 | 0.08 | 605.47 |
| Balance as on 31 March 2023 | 340.20 | 264.88 | 1.32 | 2.18 | 2.29 | 1.10 | 0.84 | 0.10 | 612.91 |
| Balance as on 31 March 2022 | 340.20 | 280.14 | 0.84 | 1.80 | 1.92 | 1.23 | 0.76 | 0.23 | 627.12 |

The holding company of the Company has taken term loan facility of MINR 750 from Kotak Mahindra Investments Limited (lender) against the first and exclusive charge of the Company's properties. Accordingly, an unattested deed of hypothecation has been signed by the holding company and the Company in favour of Kotak Mahindra Investments Limited on 27 June 2023. All the moveable property, both present and future belonging to the company including the present and future receivables arising therefrom shall be hypothecated to the lender.



Handwritten signature in blue ink.



Note 4 - Intangible assets

| Particulars | As at | As at | As at |
|---|---------------|---------------|---------------|
| | 31 March 2024 | 31 March 2023 | 31 March 2022 |
| Gross carrying amount | | | |
| Computer software | | | |
| Opening carrying amount | | | |
| Additions during the year | 0.76 | 0.76 | 0.62 |
| Deletions during the year | 0.16 | - | 0.14 |
| Balance at the end of year | 0.92 | 0.76 | 0.78 |
| Accumulated amortization | | | |
| Opening accumulated amortization | | | |
| Amortization for the year | 0.52 | 0.37 | - |
| Adjustments/ Deletions during the year | 0.03 | 0.15 | 0.37 |
| Balance at the end of year | 0.55 | 0.52 | 0.37 |
| Net carrying amount at the end of year | 0.37 | 0.24 | 0.39 |

| Particulars | As at | As at | As at | As at |
|-------------|---------------|---------------|---------------|--------------|
| | 31 March 2024 | 31 March 2023 | 31 March 2022 | 1 April 2021 |

Note 5 - Non-current Investments

| | | | | |
|---|---|------|------|------|
| Financial Assets at Fair value through profit or loss (FVTPL) | | | | |
| Investment in equity instruments (Unquoted and non-trade) | | | | |
| Nil (31 March 2023 - Nil) equity shares of INR 10 each, fully paid up in Fairdeal Supplies Limited) | - | 0.00 | 0.07 | 0.07 |
| Investment in bonds | - | - | 0.00 | 0.00 |
| | - | 0.00 | 0.07 | 0.07 |

Note 5(a) - Current Investments

| | | | | |
|--|---|------|---|---|
| Financial Assets at Fair value through profit or loss (FVTPL) | | | | |
| Investment in equity instruments (Unquoted and non-trade) | | | | |
| Nil (31 March 2023 - 64,347) equity shares of INR 10 each, fully paid up in Fairdeal Supplies Limited) | - | 0.07 | - | - |
| | - | 0.07 | - | - |

Note 6 - Other non-current financial assets

| | | | | |
|------------------------------------|------|------|------|------|
| Unsecured, considered good | | | | |
| Security deposit | | | | |
| Fixed deposits* | 2.53 | 2.44 | 2.44 | 2.89 |
| Interest accrued on fixed deposits | - | - | 4.00 | 0.08 |
| | - | - | 0.33 | 0.25 |
| | 2.53 | 2.44 | 6.77 | 3.22 |

Note 7 - Income tax assets (net)

| | | | | |
|--|-------|-------|------|-------|
| Advance Income-tax (net of provision for taxation) | 25.94 | 20.91 | 9.27 | 15.50 |
| | 25.94 | 20.91 | 9.27 | 15.50 |

Note 8 - Other non-current assets

| | | | | |
|-----------------------------------|------|------|---|---|
| Unsecured, considered good | | | | |
| Prepaid expenses | 1.70 | 1.76 | - | - |
| Capital advance | 0.46 | - | - | - |
| Deposit paid under dispute | 0.58 | - | - | - |
| | 2.74 | 1.76 | - | - |

Note 9 - Inventories (valued at lower of cost of net realisable value)

| | | | | |
|------------------------------|------|------|------|------|
| Food and beverages | 1.75 | 1.84 | 1.71 | 1.89 |
| Store and operating supplies | 1.30 | 1.19 | 1.27 | 1.40 |
| | 3.05 | 3.03 | 2.98 | 3.29 |

Note 10 - Trade receivables

| | | | | |
|---|-------|-------|-------|------|
| Undisputed trade receivables - Considered good | 21.19 | 16.18 | 10.58 | 3.50 |
| Undisputed Trade Receivables - Credit impaired | - | - | - | - |
| Less: Expected loss allowances | - | - | - | - |
| | 21.19 | 16.18 | 10.58 | 3.50 |

For related party receivables, refer note 35. For explanations on the Company's credit risk management process, refer note 39. The net carrying value of trade receivables is considered a reasonable approximation of fair value.

Trade receivables ageing
As at 31 March 2024

| Particulars | Outstanding for following periods from due date of payment | | | | | |
|--|--|-------------------|-----------|-----------|-------------------|-------|
| | Less than 6 months | 6 months - 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
| (i) Undisputed Trade Receivables - Considered good | 19.24 | 1.13 | 0.81 | 0.01 | - | 21.19 |
| Total | 19.24 | 1.13 | 0.81 | 0.01 | - | 21.19 |

As at 31 March 2023

| Particulars | Outstanding for following periods from due date of payment | | | | | |
|--|--|-------------------|-----------|-----------|-------------------|-------|
| | Less than 6 months | 6 months - 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
| (i) Undisputed Trade Receivables - Considered good | 12.65 | 3.20 | 0.27 | 0.05 | 0.01 | 16.18 |
| Total | 12.65 | 3.20 | 0.27 | 0.05 | 0.01 | 16.18 |

Chand



| Particulars | As at | As at | As at | As at |
|---|---------------|---------------|---------------|---------------|
| | 31 March 2024 | 31 March 2023 | 31 March 2022 | 1 April 2021 |
| Note 11 - Cash and cash equivalents | | | | |
| Cash on hand | 0.27 | 0.36 | 0.72 | 0.37 |
| Balance with banks in current accounts | 2.10 | 17.92 | 34.67 | 167.47 |
| Deposits with original maturity of less than three months | 128.06 | 116.97 | - | - |
| | <u>130.43</u> | <u>135.25</u> | <u>35.39</u> | <u>167.84</u> |
| Note 12 - Bank balances other than cash and cash equivalents | | | | |
| Deposits with original maturity more than three months but less than 12 months* | 0.94 | 0.91 | 12.00 | - |
| Deposits with maturity for more than 12 months | - | - | 4.00 | - |
| | <u>0.94</u> | <u>0.91</u> | <u>16.00</u> | <u>-</u> |
| Amount disclosed under non-current financial assets (refer note 6) | - | - | 4.00 | - |
| | <u>0.94</u> | <u>0.91</u> | <u>12.00</u> | <u>-</u> |
| * Includes deposit against bank guarantee with State Bank of India under customs law. | | | | |
| Note 13 - Other current financial assets | | | | |
| Unsecured, considered good | | | | |
| Security deposit | 2.58 | 2.55 | 1.95 | - |
| Interest accrued on fixed deposits | 0.73 | 0.35 | - | - |
| Other assets (refer note 33) | 1.35 | - | - | - |
| | <u>4.66</u> | <u>2.90</u> | <u>1.95</u> | <u>-</u> |
| Note 14 - Other current assets | | | | |
| Unsecured, considered good | | | | |
| Prepaid expenses | 2.12 | 2.09 | 2.02 | 2.32 |
| Balance with statutory authorities | 2.42 | - | 2.64 | 3.94 |
| Advance to vendors | 2.00 | 2.29 | 0.80 | 0.47 |
| Advances recoverable | 0.14 | 0.40 | 0.19 | - |
| | <u>6.68</u> | <u>4.78</u> | <u>5.65</u> | <u>6.73</u> |
| Unsecured, considered doubtful | | | | |
| Vendor advance to Star Logistics Private Limited* | - | 0.39 | 0.39 | 0.39 |
| Receivable from Auromatrix Hotels Private Limited* | - | 423.30 | 423.45 | 426.41 |
| Less : Provision for doubtful advances | - | (423.69) | (423.84) | (426.80) |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| | <u>6.68</u> | <u>4.78</u> | <u>5.65</u> | <u>6.73</u> |

*also refer note 28 and 33

Chand



| | As at 31 March 2024 | As at 31 March 2023 | As at 31 March 2022 | As at 1 April 2021 |
|---------------------------------------|------------------------|------------------------|------------------------|-----------------------|
| Note 15 - Long term provisions | | | | |
| Provision for gratuity* | 4.23 | 4.08 | 4.42 | 5.84 |
| Provision for compensated absences | 1.22 | 1.08 | 1.10 | 1.13 |
| *Refer note 38 | <u>5.45</u> | <u>5.16</u> | <u>5.52</u> | <u>6.97</u> |

Note 16 - Non current borrowings

| | | | | |
|---|----------|----------|---------------|---------------|
| Term loans (secured) | | | | |
| From banks | - | - | 280.62 | 590.76 |
| Less: Current maturities of long-term borrowings* | - | - | (140.62) | (233.96) |
| * refer note 18 | <u>-</u> | <u>-</u> | <u>140.00</u> | <u>356.80</u> |

Details of securities and payments thereof

The Company had taken secured loans for its four hotels at Chennai, Bangalore, Ahmedabad and Coimbatore from State Bank of India (SBI). During the year 2012-2013, these loans were restructured and the repayment of the principal loan amount had been deferred till financial year 2022-23. Based on the common loan agreement dated 28 March 2014 as amended by first amendment to common loan agreement dated 02 March 2015, the security created by the Company in favour of SBI were as follows:

a) Particulars of security with SBI for Chennai and Bangalore hotel -

- First charge by way of mortgage on all movable and immovable assets (including mortgage over immovable properties), present and future of the Company relating to Chennai, Bangalore, Ahmedabad and Coimbatore hotels ranking pari-passu with all term lenders.
- First pari passu charge with all term lenders on all bank accounts of the Chennai, Bangalore, Ahmedabad and Coimbatore hotels including, without limitation, the hotel revenue accounts/default escrow account/ DSRA /TRA (as applicable) to be established by the Company
- First pari passu charge with all term lenders on book debts and cash flows from Chennai, Bangalore, Ahmedabad and Coimbatore hotels.
- First pari passu charge /assignment/security interest with all term lenders on the Company's right under Chennai, Bangalore, Ahmedabad and Coimbatore hotel documents, contracts and all licenses, permits, approvals, consents and insurance policies in respect of the Hotels.
- Collateral Security: Second pari passu charge on all the fixed assets of the Company.
- Personal Guarantee of the promoter Mr. Kumaran Sitaraman
- Funded Interest Term Loan ("FITL") to be secured by first charge on all movable and immovable assets of all the hotels on pari passu terms with all term lenders.

- Pursuant to the review of the outstanding term loans as of January 2021, an Amended and Restated Common Loan Agreement dated 22 February 2021, was executed with SBI detailing the revised terms and conditions for the outstanding term loan of Rs. 49.71 crores and a Guaranteed Emergency Credit Line (GECL) working capital loan of Rs. 15.00 crores. An additional GECL working capital loan of Rs. 15.00 crores was sanctioned and availed during the year ended 31 March 2022. Pursuant to the same, SBICAP Trustee Company Limited was appointed to act as Security Trustee for the aforementioned facilities aggregating to Rs 79.71 crores. As of 31 March 2022, the outstanding term loans have first charges over the above said properties, excluding the Ahmedabad and Coimbatore hotels which were sold during financial year 2020-21 and 2021-22 respectively, and the GECL loan has second charges. A moratorium period of 12 months has been given on the first GECL working capital loan from the date of disbursement, and a moratorium period of 24 months has been given on the second GECL working capital loan from the date of disbursement.

b) Moratorium period availed during the period between 01 March 2020 and 31 August 2020

The RBI had issued guidelines relating to COVID-19 Regulatory package dated 27 March 2020, and 22 May 2020 and in accordance therewith, the Company had opted for a moratorium of six months on the payment of all principal instalments and/or interest, as applicable, falling due between 01 March 2020 and 31 August 2020.

During the year, the Company has repaid all secured loans and satisfied the charges by filing the prescribed form with the Registrar of Companies to report such satisfaction on 07 December 2022.

Note 17 - Trade payables

| | | | | |
|---|--------------|--------------|---------------|--------------|
| (i) Total outstanding dues of micro enterprises and small enterprises* | 1.39 | 2.16 | 0.34 | 4.93 |
| (ii) Total outstanding dues of creditors other than micro enterprises and small enterprises | 40.10 | 73.66 | 104.20 | 85.93 |
| * also refer note 40 | <u>41.49</u> | <u>75.82</u> | <u>104.54</u> | <u>90.87</u> |

**Trade payables ageing schedule
As at 31 March 2024**

| Particulars | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
|-----------------------------|------------------|-------------|-------------|-------------------|--------------|
| (i) MSME | 1.39 | 0.02 | 0.00 | 0.04 | 1.39 |
| (ii) Others | 29.77 | 0.26 | 1.36 | 8.69 | 40.10 |
| (iii) Disputed dues - MSME | - | - | - | - | - |
| (iv) Disputed dues - Others | - | - | - | - | - |
| Total | 31.16 | 0.28 | 1.36 | 8.73 | 41.49 |

As at 31 March 2023

| Particulars | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
|-----------------------------|------------------|-------------|-------------|-------------------|--------------|
| (i) MSME | 1.04 | 0.06 | 0.01 | 1.05 | 2.16 |
| (ii) Others | 60.39 | 0.64 | 0.68 | 11.95 | 73.66 |
| (iii) Disputed dues - MSME | - | - | - | - | - |
| (iv) Disputed dues - Others | - | - | - | - | - |
| Total | 61.43 | 0.70 | 0.69 | 13.00 | 75.82 |

Note 18 - Current borrowings

| | | | | |
|-----------------------------------|----------|----------|---------------|---------------|
| Term loans (secured) | | | | |
| Current maturities of term loans* | - | - | 140.62 | 233.96 |
| * also refer note 16 | <u>-</u> | <u>-</u> | <u>140.62</u> | <u>233.96</u> |

Note 19 - Other current financial liabilities

| | | | | |
|----------------------------------|-------------|-------------|-------------|-------------|
| Security deposits payable | | | | |
| Interest accrued but not due | 0.15 | 0.35 | 0.35 | 0.35 |
| | <u>0.15</u> | <u>0.35</u> | <u>0.35</u> | <u>0.35</u> |

Note 20 - Short term provisions

| | | | | |
|------------------------------------|-------------|-------------|-------------|-------------|
| Provision for gratuity* | 0.47 | 0.78 | 0.65 | 0.57 |
| Provision for compensated absences | 0.29 | 0.44 | 0.42 | 0.39 |
| Provision for litigations | 2.77 | - | - | - |
| *Refer note 38 | <u>3.53</u> | <u>1.22</u> | <u>1.07</u> | <u>0.96</u> |

Note 21 - Other current liabilities

| | | | | |
|------------------------|-------------|--------------|--------------|--------------|
| Advance from customer | 1.16 | 1.05 | 3.70 | 1.96 |
| Statutory dues payable | 6.88 | 6.54 | 1.96 | 0.77 |
| Other payables | - | 64.59 | 64.59 | 64.59 |
| | <u>8.04</u> | <u>72.18</u> | <u>70.25</u> | <u>67.34</u> |

Chand



| Particulars | Year ended 31 March 2024 | Year ended 31 March 2023 | Year ended 31 March 2022 |
|---|-----------------------------|-----------------------------|-----------------------------|
| Note 22 - Revenue from operations | | | |
| Room income | 209.06 | 204.70 | 45.80 |
| Food, restaurants and banquet income | 100.53 | 86.14 | 27.89 |
| Others | 4.02 | 3.14 | 1.50 |
| | <u>313.61</u> | <u>293.98</u> | <u>75.29</u> |
| Note 23 - Other income | | | |
| Provisions/ liabilities no longer required written back | 62.87 | 1.48 | 5.79 |
| Interest income | 5.37 | 4.61 | 2.09 |
| Net income on account of foreign exchange fluctuations | 0.69 | - | - |
| Miscellaneous income | 1.11 | 1.24 | 1.37 |
| | <u>70.04</u> | <u>7.31</u> | <u>9.25</u> |
| Note 24 - Food and beverages consumed | | | |
| Inventory of materials at the beginning of year | 1.84 | 1.71 | 1.89 |
| Add: Purchases | 31.37 | 29.15 | 8.76 |
| Less: Inventory of materials at the end of year | 1.75 | 1.84 | 1.71 |
| | <u>31.46</u> | <u>29.02</u> | <u>8.94</u> |
| Note 25 - Employee benefits expense | | | |
| Salaries, wages and bonus | 65.32 | 52.80 | 43.96 |
| Contribution to provident and other funds | 3.55 | 2.86 | 2.16 |
| Gratuity expenses (Also refer note 38) | 1.96 | 1.16 | 1.28 |
| Staff welfare expenses | 6.15 | 5.63 | 3.31 |
| | <u>76.98</u> | <u>62.45</u> | <u>50.69</u> |
| Note 26 - Finance costs | | | |
| Interest expense on bank facilities | - | 5.59 | 174.85 |
| Bank charges | 0.16 | 0.22 | 0.47 |
| Other finance charges | 0.03 | 0.76 | 0.06 |
| | <u>0.21</u> | <u>6.57</u> | <u>175.38</u> |
| Note 27 - Other expenses | | | |
| Power, water and fuel | 26.20 | 24.32 | 13.11 |
| Linen and uniform washing and laundry expense | 2.88 | 3.37 | 1.31 |
| Internet, telephone and other operating supplies | 11.40 | 8.35 | 3.63 |
| Housekeeping expenses | 0.42 | 0.46 | 0.37 |
| Guest transportation / car rental charges | 3.57 | 3.17 | 0.15 |
| Equipment-hiring and event organization expenses | 7.12 | 9.36 | 2.69 |
| Commission | 5.01 | 5.08 | 2.13 |
| Rates, taxes and license fees | 13.51 | 14.99 | 11.93 |
| Rent | 3.99 | 3.76 | 2.18 |
| Repairs and maintenance | 8.17 | 6.46 | 5.07 |
| - Plant and machinery | 5.03 | 1.43 | 1.90 |
| - Buildings | 3.44 | 4.65 | 2.09 |
| - Other | 2.23 | 2.26 | 1.83 |
| Travelling and conveyance | 1.11 | 1.09 | 0.08 |
| Advertising and publicity | 26.76 | 26.37 | 9.25 |
| Management, franchise and system fees | 0.68 | 0.72 | 0.54 |
| Printing and stationery | 31.25 | 46.13 | 77.31 |
| Legal and Professional fees | 3.80 | 3.11 | 1.52 |
| Security charges | 1.42 | 1.49 | 1.55 |
| Insurance | 0.16 | 0.12 | 0.05 |
| Bad debts written off | - | 4.52 | 1.85 |
| Net loss on account of foreign exchange fluctuations | - | 0.05 | - |
| Loss on sale of property, plant and equipment | 0.00 | - | - |
| Loss on sale of investment | 0.32 | 0.85 | 0.39 |
| Miscellaneous expenses | 159.47 | 172.13 | 140.90 |

Cloudy



UrbanEdge Hotels Private Limited

CIN: U55101TN2006FTC061377

Notes to the special purpose financial statements for the year ended 31 March 2024

(All amounts are in Indian Rupees millions, unless otherwise stated)

Note 28. Amounts receivable from related parties

The Company had determined that as at 31 March 2015, an amount of MINR 419.19 was outstanding from AHPL, a company in which the Managing Director of the Company is a shareholder/ director. This entire amount was provided for as of 31 March 2015. Since 31 March 2015, MINR 67.89 had been received from AHPL and as at 31 March 2023, an amount of MINR 423.3 lakhs continues to remain outstanding from AHPL and the Company had recorded these amounts as receivables as at 31 March 2023. The Company had waived all its rights / claims etc. against AHPL, with regard to liabilities and operations of the Company, vide a Termination Letter dated 22 April, 2023 and accordingly aforesaid balances has been knocked off during the year.

Note 29: Delay in holding of AGMs and filing of annual returns and audited financial statements for financial years ended 31 March 2013 to 31 March 2017

There were certain delays in holding of annual general meetings of the Company ("AGMs") for the financial years ended 31 March 2013 to 31 March 2017 which also resulted in delays in the filing of the annual returns and the audited financial statements with the Registrar of Companies for the financial years ended 31 March 2013 to 31 March 2017.

The Company had applied for compounding of the offences under Section 96 read with Section 99 of the Companies Act, 2013/Section 166 and Section 168 of the Companies Act, 1956 relating to delays in AGMs by filing the requisite documents with the Registrar of Companies on 02 July 2019, which got completed during the current year and compounding order has been passed by the authority dated 19 January 2024.

Note 30. Operating lease

The Company has acquired certain office premises under operating lease. The total lease rentals recognised as expenses during the period under the above lease agreements aggregates to MINR 5.54 (previous year MINR 4.91). There is no future minimum lease payments under these operating leases as of 31 March 2024.

Note 31. Transfer pricing

The Company has established a comprehensive system of maintenance of information and documents as required by the transfer pricing legislation under Section 92-92F of the Income tax Act, 1961. Since the law requires existence of such information and documentation to be contemporaneous in nature, the Company is in the process of updating the documentation for the international transactions entered into with the associated enterprises during the financial period and expects such records to be in existence latest before the due date for filling of return under the act. The management is of the opinion that its international transactions are at arm's length so that the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

Note 32. Impact of COVID-19

The COVID-19 pandemic had impacted major economic and financial markets around the world. Regular business operations in many countries, had been severely disrupted due to lockdown, travel bans, quarantines and other emergency measures. With respect to operations of the Company, it had impacted its business by way of major reduction in occupancy of hotels and average realization rate per room for the year ended 31 March 2021, 31 March 2022 and 31 March 2023.

Now, the management believes that the impact of COVID-19 has subsided and the Company will continue as a going concern and will be able to meet all of its obligations as on 31 March 2024.



Note 33 - Related party disclosures

A. Names of related parties and description of relationship

| Name | Relationship |
|---|--|
| CPI India Limited, Mauritius (till 04 May 2023) | Holding company |
| Balewadi Techpark Private Limited (w.e.f 05 May 2023) | Holding company |
| CPI Capital Partners Asia Pacific, L.P. ("Fund"), Cayman Islands - Owns 100% stake in erstwhile Holding Company | Entities which are having substantial control |
| Auromatrix Hotels Private Limited, India ("AHPL") (till 06 May 2023) UrbanEdge Hotels and Holdings Private Limited, India (UHHPL) (till 06 May 2023) | Enterprises owned or significantly influenced by KMP or their relatives or major shareholders of the company |
| Star Logistics Private Limited, India ("SLPL") (till 06 May 2023) Kalbros Electricals (partnership firm) (till 06 May 2023) Panchshil Corporate Park Private Limited Panchshil Infrastructure Holdings Private Limited | Key Management Personnel (KMP) |
| Mr. Kumaran Sitaraman, Managing Director (till 06 May 2023) | |
| Mr. Prateek Ajay Chordia (w.e.f 05 May 2023) | |
| Ms. Resham Atul Chordia (w.e.f 05 May 2023) | |
| Mr. Rajesh Kumar Samal, Company Secretary (resigned w.e.f. 03 October 2022) | |
| Ms. Sangeeta Chandrasekharan, Company Secretary (w.e.f. 17 October 2022 till 19 December 2022) | |
| Mr. Joshi V. Behara (w.e.f 01 June 2023) | |

B. Transaction with related parties during the year

| | Year ended 31 March 2024 | Year ended 31 March 2023 | Year ended 31 March 2022 |
|--|-----------------------------|-----------------------------|-----------------------------|
| Allotment of shares (including share premium) | | | |
| CPI India Limited | - | 237.50 | - |
| Auromatrix Hotels Private Limited | - | 12.50 | - |
| Management fees / Professional fee | | | |
| Auromatrix Hotels Private Limited | - | 0.18 | 1.89 |
| Mr. Kumaran Sitaraman | 12.00 | 4.80 | 6.00 |

C. Balance with related parties as at year end

| | | | |
|---|--------|--------|--------|
| Balance receivable/ (payable) | | | |
| Auromatrix Hotels Private Limited * | - | 423.30 | 423.45 |
| Star Logistics Private Limited * | - | 0.39 | 0.39 |
| Panchshil Infrastructure Holdings Private Limited | 1.35 | - | - |
| Kalbros Electricals | (6.60) | (6.60) | (6.60) |
| * Without considering provision made (also refer note 28) | | | |
| Capital advance | | | |
| Panchshil Infrastructure Holdings Private Limited | 0.24 | - | - |
| Panchshil Corporate Park Private Limited | 0.04 | - | - |

Note 34. Particulars of unhedged foreign currency exposures as at balance sheet date

The Company does not use any derivative instruments to hedge its foreign currency exposure. The year-end foreign currency exposures that have not been hedged by a derivative instrument or otherwise are given below:

| Particulars | Currency | Year ended 31 March 2024 | | Year ended 31 March 2023 | | Year ended 31 March 2022 | |
|----------------|----------|----------------------------|-------------------------|----------------------------|-------------------------|----------------------------|-------------------------|
| | | Amount in foreign currency | Amount in Indian Rupees | Amount in foreign currency | Amount in Indian Rupees | Amount in foreign currency | Amount in Indian Rupees |
| Trade payables | USD | 0.08 | 6.92 | 0.51 | 41.65 | 1.23 | 93.38 |

Note 35 - Foreign currency expenditure (accrual basis)

| | Year ended 31 March 2024 | Year ended 31 March 2023 | Year ended 31 March 2022 |
|---------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| Management, franchise and system fees | 26.76 | 26.19 | 7.36 |
| | 26.76 | 26.19 | 7.36 |

Note 36 - Foreign currency income (accrual basis)

| | Year ended 31 March 2024 | Year ended 31 March 2023 | Year ended 31 March 2022 |
|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|
| Income from rendering of services | 40.28 | 20.69 | 6.71 |
| | 40.28 | 20.69 | 6.71 |

Note 37 - Contingent liabilities and capital commitments

| | Year ended 31 March 2024 | Year ended 31 March 2023 | Year ended 31 March 2022 |
|--|-----------------------------|-----------------------------|-----------------------------|
| I. Contingent liabilities | | | |
| Bank guarantee given by the Company to the bankers | 0.79 | 0.79 | 0.79 |
| Demand raised by Goods and Services Tax Authority | 8.67 | - | 1.71 |
| Claims against the company not acknowledged as debts | - | - | - |
| Total | 9.66 | 0.79 | 2.50 |

Chand



Note 38 - Employee benefit plans

a. Defined contribution plans

The Company makes Provident Fund and Employee State Insurance contributions which are defined contribution plans, for qualifying employees. Under the Schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits. The contributions payable to these plans by the Company are at rates specified in the rules of the schemes. Employer's contribution to provident fund and employee state insurance is recognised as expense in the Statement of Profit and Loss for the year as under:

| | Year ended 31 March 2024 | Year ended 31 March 2023 | Year ended 31 March 2022 |
|---|-----------------------------|-----------------------------|-----------------------------|
| Contribution to provident fund and Employee State insurance | 3.53 | 2.86 | 2.16 |

b. Defined benefit plan - Gratuity

The Company has a defined benefit gratuity plan. Employee who have 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. The scheme of gratuity is unfunded. In respect of the plan in India, the most recent valuation of the present value of defined benefit obligation were carried as at 31 March 2024 in which the present value of the defined benefit obligation, and the related current service cost and past service cost were measured using the project unit credit method.

The principal assumptions used for the purposes of the actuarial valuations were as follows

| | Year ended 31 March 2024 | Year ended 31 March 2023 |
|--|--|--|
| Discount rate | 7.36% | 7.53% |
| Expected rate(s) of salary increase | 6.50% | 6.50% |
| Mortality rates inclusive of provision for disability | Indian Assured Lives Mortality (2012-14) | Indian Assured Lives Mortality (2012-14) |
| Retirement age (Years) | 58 | 58 |
| Net employee benefit expense recognised in employee cost | | |
| Current service cost | | |
| Interest cost on Defined Benefit Obligation | 1.07 | 0.82 |
| Components of defined benefit costs recognised in profit or loss | 0.29 | 0.34 |
| | 1.36 | 1.16 |
| Remeasurement recognised in OCI | | |
| Actuarial (gain)/loss due to Demographic Assumption changes in DBO | | |
| Actuarial (gain)/loss from change in financial assumptions | | |
| Actuarial (gain)/loss from change in experience adjustment | 0.15 | (0.03) |
| Components of defined benefit costs recognised in other comprehensive income | 0.51 | (0.27) |
| | 0.66 | (0.30) |

The amount included in the balance sheet arising from the Company's obligation in respect of defined benefit plans is as follows

| | Year ended 31 March 2024 | Year ended 31 March 2023 |
|---|-----------------------------|-----------------------------|
| Present value of defined benefit obligation | | |
| Non-current | | |
| Current | 4.23 | 4.08 |
| Movement in the present value of the defined benefit obligation are as follows | | |
| Opening defined benefit obligation | 0.47 | 0.78 |
| Current service cost | 4.86 | 5.07 |
| Interest cost | 1.07 | 0.82 |
| Actuarial (gain)/loss due to Demographic Assumption changes in DBO | 0.29 | 0.34 |
| Actuarial (gain)/loss from change in financial assumptions | | |
| Actuarial (gain)/loss from change in experience adjustment | 0.15 | (0.03) |
| Benefits paid | 0.51 | (0.27) |
| Closing defined benefit obligation | (2.18) | (1.07) |
| | 4.70 | 4.86 |

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

Sensitivity analysis

If the expected salary growth increases (decreases) by 0.50%, the defined benefit obligation would change as

| Sensitivity level | Impact on DBO | | | |
|--------------------|------------------------|------------------------|------------------------|------------------------|
| | As at 31 March 2024 | As at 31 March 2023 | As at 31 March 2024 | As at 31 March 2023 |
| Discount rate | 1.00% | 1.00% | (0.41) | (0.41) |
| Salary growth rate | -1.00% | -1.00% | 0.48 | 0.47 |
| | 1.00% | 1.00% | 0.47 | 0.46 |
| | -1.00% | -1.00% | (0.41) | (0.40) |

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by half a percentage, keeping all other actuarial assumptions constant.

The followings are the expected future benefit payments for the defined benefit plan :
 Within the next 12 months (next annual reporting period)

| | As at 31 March 2024 | As at 31 March 2023 |
|---|------------------------|------------------------|
| Between 2 and 5 years | 0.47 | 0.78 |
| Beyond 5 years | 0.59 | 0.67 |
| Total expected payments | 3.64 | 3.42 |
| Weighted average duration of defined plan obligation (based on discounted cash flows) | 4.70 | 4.87 |
| Gratuity | 12.56 | 12.48 |

Cloudy



Note 39 - Financial instruments

i. Capital management

The Company's objective for capital management is to maximise shareholder value, safeguard business continuity and support the growth of the Company. The Company determines the capital requirement based on annual operating plans and long-term and other strategic investment plans. Sourcing of capital is done through judicious combination of equity/internal accruals and borrowings, both short term and long term. Net debt (total borrowings less investments and cash and cash equivalents) to equity ratio is used to monitor capital.

The gearing ratio at end of the reporting period was as follows:

| | As at 31 March 2024 | As at 31 March 2023 |
|-------------------|------------------------|------------------------|
| Gross debt | - | - |
| Net debt | - | - |
| Total equity | 745.34 | 646.65 |
| Gearing ratio (%) | 0.00% | 0.00% |

ii. Categories of financial instruments

Financial assets

| | | |
|---|--------|--------|
| Measured at fair value through profit or loss | - | 0.07 |
| Measured at amortised cost | 159.75 | 157.67 |

Measured at fair value through profit or loss

| | | |
|----------------|---|------|
| a. Investments | - | 0.07 |
|----------------|---|------|

Measured at amortised cost

| | | |
|---|--------|--------|
| a. Trade receivables | 21.19 | 16.18 |
| b. Cash and cash equivalents | 130.43 | 135.25 |
| c. Bank balances other than cash and cash equivalents | 0.94 | 0.91 |
| d. Other financial assets | 7.19 | 5.34 |

Financial liabilities

Measured at amortised cost

| | | |
|--------------------------------|-------|-------|
| a. Trade payables | 41.49 | 75.82 |
| b. Other financial liabilities | 0.15 | 0.35 |

Measured at fair value through other comprehensive income

-

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis.

The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable and consists of the following three levels:

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

For financial assets and liabilities included in Level 3 of fair value hierarchy have been valued using the cost approach to arrive at their fair value.

Cloudy



The management assessed that cash and cash equivalents, trade receivables, trade payables, bank overdrafts and other current liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

- Long-term fixed-rate and variable-rate receivables/borrowings are evaluated by the Company based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken into account for the expected credit losses of these receivables.
- The fair values of the quoted notes and bonds are based on price quotations at the reporting date. The fair value of unquoted instruments, loans from banks and other financial liabilities, obligations under finance leases, as well as other non-current financial liabilities is estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities. In addition to being sensitive to a reasonably possible change in the forecast cash flows or the discount rate, the fair value of the equity instruments is also sensitive to a reasonably possible change in the growth rates. The valuation requires management to use Unobservable inputs in the model, of which the significant unobservable inputs are disclosed in the tables below. Management regularly assesses a range of reasonably possible alternatives for those significant unobservable inputs and determines their impact on the total fair value.

iii. Financial risk management objectives

The Company's principal financial liabilities, other than derivatives, comprise loans and borrowings, trade and other payables, and financial guarantee contracts. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations. The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken.

The Board of Directors reviews and agrees policies for managing each of these risks, which are summarized below.

a. Financial risk management

Presently there is no exposure of fluctuations in foreign currency exchange rates, interest rates, liquidity and credit risk, which may adversely impact the fair value of its financial instruments.

The risk management policies aims to mitigate the following risks arising from the financial instruments:

- Market risk
- Credit risk; and
- Liquidity risk

b. Market risk

The Company does not have any financial instrument will fluctuate because of changes in market prices, hence the Company is not significantly exposed to market risk.

c. Foreign currency risk management

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue or expense is denominated in a foreign currency).

Foreign currency sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in USD exchange rates, with all other variables held constant. The impact on the Company's profit before tax is due to changes in the fair value of monetary assets and liabilities.

| Particulars | 31 March 2024 | | 31 March 2023 | |
|--------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| | Increase / decrease in rate | Effect on profit before tax | Increase / decrease in rate | Effect on profit before tax |
| USD payables | +50 | 0.03 | +50 | 0.21 |
| | -50 | (0.03) | -50 | (0.21) |

d. Interest rate risk management

The Company does not have any financial / Debit liabilities for short term, hence the Company is not significantly exposed to interest rate risk.

e. Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk encompasses both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration risks. The Company has adopted a policy of only dealing with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. Company's credit risk arises principally from the trade receivables, loans, cash and cash equivalents, derivatives and financial guarantees.

Trade receivables

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses both the direct risk of default and the risk of deterioration of creditworthiness as well as concentration risks. The maximum exposure to the credit risk at the reporting date is Nil. Credit risk has always been managed through monitoring the credit worthiness of customers in the normal course of business.

Cash and cash equivalents, derivatives and financial guarantee

Credit risks from balances with banks and financial institutions are managed in accordance with the Company policy. For derivative and financial instruments, the Company attempts to limit the credit risk by only dealing with reputable banks and financial institutions having high credit-ratings assigned by credit-rating agencies.

Chand



f. Liquidity risk management

Liquidity risk refers to the risk of financial distress or extraordinary high financing costs arising due to shortage of liquid funds in a situation where business conditions unexpectedly deteriorate and requiring financing. The Company requires funds both for short term operational needs as well as for long term capital expenditure growth projects. The Company generates sufficient cash flow for operations, which together with the available cash and cash equivalents and short term investments provide liquidity in the short-term and long-term. The Company has established an appropriate liquidity risk management framework for the management of the Company's short, medium and long-term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The following tables detail the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods and its non-derivative financial assets. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows.

To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Company may be required to pay.

Contractual maturities of financial liabilities

| | Less than 12 months | More than 12 months | Total |
|-----------------------------|---------------------|---------------------|-------|
| As at 31 March 2024 | | | |
| Trade payables | 41.49 | - | 41.49 |
| Other financial liabilities | 0.15 | - | 0.15 |
| As at 31 March 2023 | | | |
| Trade payables | 75.82 | - | 75.82 |
| Other financial liabilities | 0.35 | - | 0.35 |

Contractual maturities of financial assets

| | Less than 12 months | More than 12 months | Total |
|--|---------------------|---------------------|--------|
| As at 31 March 2024 | | | |
| Investments | - | - | - |
| Trade receivables | 21.19 | - | 21.19 |
| Cash and cash equivalents | 130.43 | - | 130.43 |
| Bank balances other than cash and cash equivalents | 0.94 | - | 0.94 |
| Other financial assets | 4.66 | 2.53 | 7.19 |
| As at 31 March 2023 | | | |
| Investments | 0.07 | - | 0.07 |
| Trade receivables | 16.18 | - | 16.18 |
| Cash and cash equivalents | 135.25 | - | 135.25 |
| Bank balances other than cash and cash equivalents | 0.91 | - | 0.91 |
| Other financial assets | 2.90 | 2.44 | 5.34 |

Cloudy



Note 40 - Micro, Small and Medium Enterprises Development Act 2006

The dues to Micro and Small enterprises as required under MSMED Act, 2006, based on the information available with the company, is given below:

| Particulars | As at 31 March 2024 | As at 31 March 2023 |
|--|------------------------|------------------------|
| 1) Principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year | | |
| - Principal amount due to Micro and small enterprise | 1.39 | 2.16 |
| - Interest due on above | 0.04 | 0.69 |
| 2) Amount of interest paid by the buyer in terms of Section 16 of the MSMED Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year. | - | - |
| 3) Amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding interest specified under MSMED Act, 2006 | - | - |
| 4) Amount of interest accrued and remaining unpaid at the end of each accounting year | - | - |
| 5) Amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under Section 23 of the MSMED Act, 2006. | - | - |

Note 41 - Deferred taxes

The Company has not recognised deferred tax asset due to the fact that there is no reasonable certainty supported by convincing evidence that there will be sufficient future taxable income available to realise such assets.

Note 42 - Segment reporting

The Company is primarily engaged in the hotel business and hence entire operation represents a single primary segment. The Company operates within India only and hence geographical segment is also not applicable to the company.

Note 43 - Additional statutory information

- a. No proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transaction (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.
- b. The Company has not been declared as wilful defaulter by any bank or financial institution or other lender.
- c. As per information available with the Management, the Company has not done any transaction with companies struck off under Section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.
- d. The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- e. The Company has no Foreign subsidiary, therefore, the Company is not required to comply with the regulation as to the number of layers of companies prescribed under clause (87) of section 2 of the Companies Act, 2013 read with Companies (Restoration on number of Layers) Rules, 2017.
- f. 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.
- g. 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 person(s) or entity(ies) identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- h. There's no transaction which has not been recorded in the books of accounts and disclosed or surrendered as income during the year in the tax assessments under the Income Tax Act, 1961.
- i. The Company has not traded or invested in Crypto Currency or Virtual Currency during the financial year.
- j. The Company does not have any Scheme of Arrangements, which has been approved by the Competent Authority in terms of Sections 230 to 237 of the Companies Act, 2013.

Chand



Note 44 - First time adoption of Ind AS

These financial statements, for the year ended 31 March 2024, are the first the Company has prepared in accordance with Ind AS in line with the requisite by the parent company described in note 2.1.

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for periods ending on 31 March 2024, together with the comparative period data as at and for the year ended 31 March 2023, 31 March 2022 and 01 April 2021, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at 1 April 2021, the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at 1 April 2021 and the financial statements as at and for the year ended 31 March 2022 and 31 March 2023.

Exemptions applied

Ind AS 101 allows first-time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. The Company has applied the following exemptions:

(a) Deemed cost for property, plant and equipment and intangible assets

Ind AS 101 permits a first time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognized in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition after making necessary adjustment for decommissioning liabilities. This exemption has been used for intangible assets covered by Ind AS 38, Intangible assets. On transition to Ind AS, the Company has elected to continue with the carrying value of all of its property, plant and equipment and intangible assets recognized as at 01 April 2021 measured as per previous GAAP and use that carrying value as the deemed cost of property, plant and equipment and intangible assets.

Ind AS mandatory exceptions

(a) Estimates

An entity's estimates in accordance with Ind ASs at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustment to reflect any difference in accounting policies), unless there is objective evidence that those estimates are in error. Ind AS estimates as at 01 April 2021 are consistent with the estimates as at the same date made in conformity with previous GAAP.

Chand



UrbanEdge Hotels Private Limited
CIN: U55101TN2006FTC061377
Notes to the special purpose financial statements for the year ended 31 March 2024
(All amounts are in Indian Rupees millions, unless otherwise stated)

Reconciliations between previous GAAP and Ind AS

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

Reconciliation of equity as at 31 March 2022 and as at 01 April 2021 (date of transition to Ind AS)

| Particulars | As at 31 March 2022 | | | As at 01 April 2021 | | |
|--|----------------------|-----------------|----------------------|----------------------|-----------------|----------------------|
| | IGAAP | Adjustment | Ind AS | IGAAP | Adjustment | Ind AS |
| NON CURRENT ASSETS | | | | | | |
| (a) Property, plant and equipment | 627.12 | - | 627.12 | 627.12 | - | 627.12 |
| (b) Other intangible assets | 0.39 | - | 0.39 | 0.39 | - | 0.39 |
| (c) Financial assets | | | | | | |
| (i) Investments | 0.07 | - | 0.07 | 0.07 | - | 0.07 |
| (ii) Other financial assets | 6.77 | - | 6.77 | 6.77 | - | 6.77 |
| (d) Income tax assets (net) | 9.27 | - | 9.27 | 9.27 | - | 9.27 |
| (e) Other non-current assets | - | - | - | - | - | - |
| Sub-total | <u>643.62</u> | <u>-</u> | <u>643.62</u> | <u>643.62</u> | <u>-</u> | <u>643.62</u> |
| CURRENT ASSETS | | | | | | |
| (a) Inventories | 2.98 | - | 2.98 | 2.98 | - | 2.98 |
| (b) Financial assets | | | | | | |
| (i) Investments | - | - | - | - | - | - |
| (ii) Trade receivables | 10.58 | - | 10.58 | 10.58 | - | 10.58 |
| (iii) Cash and cash equivalents | 35.39 | - | 35.39 | 35.39 | - | 35.39 |
| (iv) Bank balances other than cash and c | 12.00 | - | 12.00 | 12.00 | - | 12.00 |
| (v) Other financial assets | 1.95 | - | 1.95 | 1.95 | - | 1.95 |
| (b) Other current assets | 5.65 | - | 5.65 | 5.65 | - | 5.65 |
| Sub-total | <u>68.55</u> | <u>-</u> | <u>68.55</u> | <u>68.55</u> | <u>-</u> | <u>68.55</u> |
| Total assets | <u>712.17</u> | <u>-</u> | <u>712.17</u> | <u>712.17</u> | <u>-</u> | <u>712.17</u> |
| EQUITY AND LIABILITIES | | | | | | |
| 1 Promoter's Contribution | 199.62 | - | 199.62 | 199.62 | - | 200 |
| 2 LIABILITIES | | | | | | |
| Non-current liabilities | | | | | | |
| (a) Financial Liabilities | | | | | | |
| (i) Borrowings | 150.00 | - | 150.00 | 150.00 | - | 150.00 |
| (b) Provisions | 5.52 | - | 5.52 | 5.52 | - | 5.52 |
| Sub-total | <u>155.52</u> | <u>-</u> | <u>155.52</u> | <u>155.52</u> | <u>-</u> | <u>155.52</u> |
| Current liabilities | | | | | | |
| (a) Financial liabilities | | | | | | |
| (i) Borrowings | 140.62 | - | 140.62 | 140.62 | - | 140.62 |
| (ii) Trade payables | 104.54 | - | 104.54 | 104.54 | - | 104.54 |
| (iii) Other financial liabilities | 40.55 | - | 40.55 | 40.55 | - | 40.55 |
| (b) Provisions | 1.07 | - | 1.07 | 1.07 | - | 1.07 |
| (c) Other current liabilities | 70.25 | - | 70.25 | 70.25 | - | 70.25 |
| Sub-total | <u>357.03</u> | <u>-</u> | <u>357.03</u> | <u>357.03</u> | <u>-</u> | <u>357.03</u> |
| Total equity and liabilities | <u>712.17</u> | <u>-</u> | <u>712.17</u> | <u>712.17</u> | <u>-</u> | <u>712.17</u> |

Chand



Reconciliation of total comprehensive income for the year ended 31 March 2022

| Particulars | Year ended 31 March 2022 | | |
|--|-----------------------------|------------|----------|
| | IGAAP | Adjustment | Ind AS |
| I Revenue from operations | 75.29 | - | 75.29 |
| II Other income | 9.25 | - | 9.25 |
| III Total revenue (I + II) | 84.54 | - | 84.54 |
| IV Expenses | | | |
| Food and beverages consumed | 8.94 | - | 8.94 |
| Employee benefits expense | 49.57 | 1.12 | 50.69 |
| Finance costs | 175.38 | - | 175.38 |
| Depreciation and amortization expenses | 17.63 | - | 17.63 |
| Other expenses | 140.90 | - | 140.90 |
| Total expenses (IV) | 392.42 | 1.12 | 393.54 |
| V Profit before tax (III-IV) | (307.88) | (1.12) | (309.00) |
| VI Tax expense | | | |
| (1) Current tax | - | - | - |
| (2) Deferred tax | - | - | - |
| VII Profit for the year (V-VI) | (307.88) | (1.12) | (309.00) |
| VIII Other Comprehensive Income | | | |
| Items that will not be reclassified to profits or loss | | | |
| i. Re-measurement of defined benefit plans | - | 1.12 | 1.12 |
| ii. Income tax relating to items that will not be reclassified to profit or loss | - | - | - |
| Other comprehensive income for the year | - | 1.12 | 1.12 |
| IX Total comprehensive income for the year (VII+VIII) | (307.88) | - | (307.88) |

Notes to the reconciliation of equity as at 01 April 2021 and 31 March 2022 and profit or loss for the year ended 31 March 2022

A. Property, plant and equipment and depreciation

Optional exemptions from the retrospective application. The Company has elected to continue with the carrying value of all of its plant and equipment as at the transition date, viz., 1 April 2021 measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

B. Remeasurements of post-employment benefit obligations

Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income instead of profit or loss. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year.

C. Investments

Investments has been revalued at fair market value for previous years in line with the Ind AS requirements

D. Retained earnings

Retained earnings as at 01 April 2021 has been adjusted consequent to the above Ind AS transition adjustments.

Cherch



Note 45 - Previous period figures

Previous period's figures have been regrouped / reclassified wherever necessary to correspond with the current period's reclassification / disclosure.

As per our report of even date attached

For S.N. Dhawan & CO LLP
Chartered Accountants
Firm Registration No.: 000050N/N500045


Bhaskar Sen
Partner
Membership No.: 096985

Place: Gurugram
Date: 17 August 2024



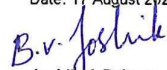
For and on behalf of the Board of Directors of
UrbanEdge Hotels Private Limited
CIN: U55101TN2006FTC061377


Darshan Sharad Chordia
Director
DIN: 07080625

Place: Pune
Date: 17 August 2024


Farookh Khan Noormohammad
Director
DIN: 01323080

Place: Pune
Date: 17 August 2024



B.V. Behara
Company Secretary
M No.: A67886

Place: Chennai
Date: 17 August 2024

