

To the Board of Directors of Duet India Hotels (Navi Mumbai) Private Limited

Opinion

We have audited the accompanying Special Purpose Preliminary Ind AS financial statements of Duet India Hotels (Navi Mumbai) Private Limited ("Company") which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss, the Cash Flow Statement and Statement for Changes in equity for the period then ended and a summary of the significant accounting policies and other explanatory information (together hereinafter referred to as "Special Purpose Preliminary Ind AS Financial Statements"). These Special Purpose Preliminary Ind AS Financial Statements have been prepared as part of the Company's conversion to Indian Accounting Standards (Ind AS).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Special Purpose Preliminary Ind AS financial statements have been prepared in all material respects with the Basis of Preparation set out in Note 1.2 of the Special purpose Preliminary Ind AS financial statements, which describes how Ind AS have been applied under Ind AS 101, including assumptions management has made about the standards and interpretations expected to be effective, and the policies expected to be adopted when management prepares its first complete set of Ind AS financial statements as at March 31, 2023.

Basis for Opinion

We conducted our audit of the Special Purpose Preliminary Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Special Purpose Preliminary Ind AS financial statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Special Purpose Preliminary Ind AS financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Special Purpose Preliminary Ind AS financial statements.

Emphasis of Matter Paragraph – Basis of Accounting and restriction of use

We draw attention to Note 1.2 to the accompanying Special Purpose Preliminary Ind AS Financial statements which describes the basis of accounting and presentation and further states that why there is a possibility that the preliminary/provisional financial statements may require adjustment before constituting the final Ind AS financial statements. Moreover, we draw attention to the fact that, under Ind AS only a complete set of financial statements with comparative financial information and explanatory notes can provide a fair presentation of the entity's financial position, results of operations and cash flows in accordance with Ind AS. Our opinion is not modified in respect of this matter.

Our report on the Special Purpose Preliminary Ind AS Financial Statements has been issued solely in connection with the Company's conversion of the basis of preparation of financial statements to Ind AS and is intended for the information and use of the management of the Company and the proposed acquirer of the Company in preparation of their proforma financial statements as mentioned in Note 1.2 to the Special Purpose Preliminary Ind AS financial statements. It should not be used for any other purpose or provided to other parties.



Management's Responsibility for the Special Purpose Preliminary Ind AS financial statements

The Company's Board of Directors is responsible for ensuring that these Special Purpose Preliminary Ind AS financial statements are prepared in accordance with Note 1.2 of the financial statements. The management is also responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Special Purpose Ind AS financial statements and ensuring those are free from material misstatement, whether due to fraud or error.

In preparing the Special purpose Preliminary Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Special Purpose Preliminary Ind AS financial statements

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

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

- Identify and assess the risks of material misstatement of the Special Purpose Preliminary Ind AS 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, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required



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

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.

Other Matters

The Company had prepared a separate set of financial statements for the year ended March 31, 2022 in accordance with the Accounting Standards specified under section 133 of the Act, read with Companies (Accounting Standards) Rules, 2021 on which we issued an unmodified opinion in our separate auditor's report to the members of the Company dated September 30, 2022.

For Lodha & Co
Chartered Accountants
Firm Registration Number: 301051E

(Gaurav Lodha)
Partner

Membership No.: 507462

UDIN: 23507462B9VDGE2548

Place: New Delhi

Date: 24-03-2023



Duet India Hotels (Navi Mumbai) Private Limited
Special Purpose Preliminary Ind AS Balance Sheet as at March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

	Notes	As at March 31, 2022	As at April 1, 2021
ASSETS			
I. Non-current assets			
(a) Capital work-in-progress	3	120.58	120.58
(b) Right-of-use assets	4	695.73	707.94
(c) Financial assets			
(i) Other financial assets	5	0.18	0.18
Total non-current assets		816.49	828.70
II. Current assets			
(a) Financial assets			
(i) Loans	6(a)	16.93	39.67
(ii) Cash and cash equivalents	6(b)	0.25	0.13
(b) Other current assets	7	0.10	0.01
Total current assets		17.28	39.81
Total assets		833.77	868.51
EQUITY AND LIABILITIES			
I. Equity			
(a) Equity share capital	8	55.67	55.67
(b) Other equity	9	480.96	489.42
Total equity		536.63	545.09
II. Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	10	251.59	269.84
(b) Deferred tax liability (net)	10(a)	45.31	53.17
Total non-current liabilities		296.90	323.01
III. Current liabilities			
(a) Financial liabilities			
(i) Other financial liabilities	11	0.22	0.38
(b) Other current liabilities			
(i) Other liabilities	12	0.02	0.03
Total current liabilities		0.24	0.41
Total equity and liabilities		833.77	868.51

Summary of significant accounting policies 2
See accompanying notes forming part of the special purpose preliminary financial statements

As per our report of even date attached

For Lodha & Co.
Chartered Accountants
Firm Registration No. 301051E

Gaurav Lodha
Partner
Membership no. 507462

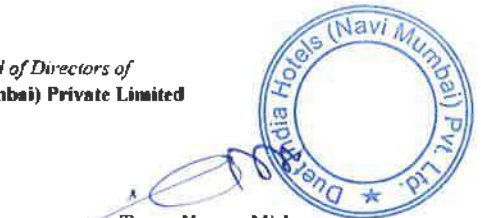
Place: New Delhi
Date: March 24, 2023



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

Simranjeet Singh
Director
DIN: 08083337

Place: Gurugram
Date: March 24, 2023



Tarun Kumar Mishra
Director
DIN: 09054019

Place: Gurugram
Date: March 24, 2023


Duet India Hotels (Navi Mumbai) Private Limited
Special Purpose Preliminary Ind AS Statement of profit and loss for the period ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

	Notes	For the year ended on March 31, 2022
I. INCOME		
(a) Other income	13	50.79
		<u>50.79</u>
II. EXPENSES		
(a) Depreciation and amortisation expenses	14	12.21
(b) Finance costs	15	32.40
(c) Other expenses	16	1.73
		<u>46.34</u>
III. Profit before taxes (I)-(II)		4.45
IV. Tax expense		
- Current Income tax		-
- Deferred tax expenses / (income)		(7.86)
Total tax expense		<u>(7.86)</u>
V. Profit after tax (III)-(IV)		<u>12.31</u>
VI. Other comprehensive income		
Items that will not be reclassified to profit or loss		
(i) Re-measurement gains/(losses) on defined benefit plans		-
(ii) Income tax effect of re-measurement gains/(losses) on defined benefit plans		-
Total other comprehensive income/(loss) (VI)		<u>-</u>
VII. Total comprehensive income for the year (V+VI)		<u>12.31</u>
Attributable to equity shareholders:		12.31
Earning Per share (Equity shares, par value of Rs. 10/-)	17	
(a) Basic (in Rs.)		22.11
(b) Diluted (in Rs.)		2.67

Summary of significant accounting policies 2
See accompanying notes forming part of the special purpose preliminary financial statements

As per our report of even date attached

For Lodha & Co.
Chartered Accountants
Firm Registration No. 301051E


Gaurav Lodha
Partner
Membership no. 507462

Place : New Delhi
Date : March 24, 2023




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Tarun Kumar Mishra
Director
DIN: 09054019

Place: Gurugram
Date : March 24, 2023

Duet India Hotels (Navi Mumbai) Private Limited
Special Purpose Preliminary Ind AS Statement of changes in equity as at and for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

Equity share capital

	As at March 31, 2022		As at April 1, 2021	
	Nos	Amount	Nos	Amount
Equity shares				
At the beginning of the period/year	556,688	55.67	556,688	55.67
Add: addition during the period/year	-	-	-	-
Balance at the end of the period/year	556,688	55.67	556,688	55.67


Other equity

	Equity component of Compulsorily Convertible Debentures (FCCD)*	Reserve & Surplus			Total
		Distribution on behalf of ultimate parent company #	Securities premium	Retained earnings	
Balance as at April 1, 2021 (as per Ind AS)	350.58	(150.82)	41.08	248.84	489.42
Profit for the year	-	-	-	12.31	12.31
Movement during the year	-	(20.77)	-	-	(20.77)
Balance as at March 31, 2022	350.58	(171.59)	41.08	260.89	480.96

Refer point no. 3 of note 18.6 of the accompanying financial statements.
Refer point no. 4 of note 18.6 of the accompanying financial statements.

The accompanying notes form an integral part of the special purpose preliminary financial statements

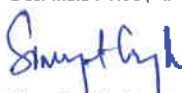
As per our report of even date attached
For Lodha & Co.
Chartered Accountants
Firm Registration No. 301051E


Gaurav Lodha
Partner
Membership no. 507462

Place : New Delhi
Date : March 24, 2023



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


Simranjeet Singh
Director
DIN: 08083337

Place: Gurugram
Date : March 24, 2023




Tarun Kumar Mishra
Director
DIN: 09054019

Place: Gurugram
Date : March 24, 2023

Duet India Hotels (Navi Mumbai) Private Limited
Special Purpose Preliminary Ind AS Statement of Cash Flows for the period ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

Particulars	As at March 31, 2022
Cash flows from operating activities	
Profit/(Loss) before tax	4.45
Adjustments to reconcile profit/(loss) before tax to net cash flows:	
Depreciation and amortisation	12.21
Liabilities no longer required written back	(50.79)
Interest on debt portion of FCCDs	32.40
Operating profit before changes in assets and liabilities	(1.73)
Changes in assets and liabilities:	
Decrease/ (Increase) in other assets	(0.09)
(Decrease)/ Increase in other current liabilities	0.15
Cash generated from operations	(1.83)
Income tax paid (net of refunds)	-
(A) Net cash from operating activities	(1.83)
Cash flows from investing activities	
Intercompany loans (given)/received back	1.95
(B) Net cash used in investing activities	1.95
Cash flows from financing activities	
Repayment of borrowing from financial institutions	-
(C) Net cash (used in)/flow from financing activities	-
Net increase in cash and cash equivalents (A+B+C)	0.12
Cash and cash equivalents at the beginning of the period/year	0.13
Cash and cash equivalents at the end of the period/year	0.25

Components of cash and cash equivalents	As at March 31, 2022
Cash on hand	0.01
Balances with banks	
On current accounts	0.24
Cash and cash equivalents as per note 6(b)	0.25

Changes in liabilities arising from financing activities (read with Statement of Cash Flows):

Particulars	April 1, 2021	Cash flows	Non-cash change on account of processing fees/ Interest Capitalised	March 31, 2022
Borrowings (including interest accrued)	269.84	-	(18.25)	251.59
	269.84	-	(18.25)	251.59

The above Statement of Cash Flows has been prepared under the "Indirect Method" as set out in Indian Accounting Standard-7, "Statement of Cash Flows".

As per our report of even date attached
For Lodha & Co.
Chartered Accountants
Firm Registration No. 301051E


Gauhav Lodha
Partner
Membership no. 507462

Place : New Delhi
Date:

24 MAR 2023



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


Simranjeet Singh
Director
DIN: 08083337

Place: Gurugram
Date:

24 MAR 2023




Tarun Kumar Mishra
Director
DIN: 09054019

Place: Gurugram
Date:

24 MAR 2023

Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

1.1 Corporate information

Duet India Hotels (Navi Mumbai) Private Limited ('the Company') was incorporated on February 1st, 1982 under the Companies Act, 1956. The Company is primarily engaged in acquisition, development, operation and management of Hotels in India.

The financial statements are approved for issue by the Board of Directors on March 24, 2023

1.2 Basis of preparation

The Shareholders of the Company at their meeting held on March 17, 2023 have approved the sale of their shareholding in the Company to SAMHI Hotels Limited ("SAMHI" or "Acquirer") and the Company and its shareholders are in the process of finalizing the terms of sale with SAMHI. The stake sale is conditional to raising funds through initial public issue of equity shares of SAMHI Hotels Limited ("Proposed IPO") and SAMHI is in the process of obtaining required regulatory approvals for the Proposed IPO.

These Special Purpose Preliminary Ind AS Financial Statements will be used by the Acquirer and their Statutory auditors for the purpose of preparation of Proforma Financial Statements to be included in the Draft Red Herring Prospectus to be filed by the acquirer in connection with the Proposed IPO, as aforesaid pursuant to the requirement of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended from time to time.

The Special Purpose Preliminary Financial Statements of the Company have been prepared in accordance with recognition and measurement principles prescribed under Section 133 of the Companies Act, 2013 read with the rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) (Amendment) Rules 2016 issued thereunder, and other accounting principles generally accepted in India ("IndAS"). However, all the disclosures as required under IndAS have not been furnished in these Special Purpose preliminary Ind AS Financial Statements.

A. Statement of Compliance

These Special Purpose Preliminary Ind AS Financial Statements have been prepared in accordance with requirements of Indian Accounting Standard 34 'Interim Financial Reporting' ("Ind AS 34") read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time and other accounting principles generally accepted in India and presentation requirements of Division II of Schedule III of the of Companies Act, 2013. (the 'Act') and other relevant provisions of the Act.

The financial statements up to year ended March 31, 2022 and March 31, 2021 were prepared in accordance with the accounting standards notified under Companies Accounting Standards) Rule, 2021 (as amended) and other relevant provisions of the Companies Act, 2013 ('Indian GAAP' or Previous GAAP').

The company has followed the provisions of Ind AS 101, 'First Time Adoption of Indian Accounting Standards', in preparing its opening Ind AS Balance Sheet as of the date of transition, i.e. 1 April 2021. Certain of the company's Ind AS accounting policies used in the opening balance sheet differed from its Indian GAAP policies applied as at 31 March 2021, and accordingly adjustments were made to restate the opening Balance Sheet as per Ind AS. Therefore, as required by Ind AS 101, those adjustments were recognized directly through retained earnings as at 1 April 2021.

The management will prepare and issue first complete IndAS Financial Statements as at and for the year ending March 31, 2023. Until the first complete IndAS Financial Statements are issued, the balances in the Special Purpose Preliminary Financial Statements can change if (a) there are any new IndAS standards issued through March 31, 2023, (b) there are any amendments/modifications made to existing IndAS standards or interpretations thereof through March 31, 2023 effecting the IndAS balances in the Special Purpose Preliminary Financial Statements, (c) if the management makes any changes in the elections and/or exemptions and (d) here are any changes in significant



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

accounting judgements, estimates and assumptions. Only a complete set of IndAS Financial Statements together with comparative financial information can provide a fair presentation of the Company's state of affairs (Balance Sheet), profit and loss (Statement of Profit and Loss including Other Comprehensive Income (OCI)), cash flows and the changes in equity.

Refer Note 18 for the effect of transition to Ind AS on the reported financial position and financial performance of the company.

B. Functional and presentation currency

These Special Purpose Preliminary Ind AS financial statements are presented in Indian Rupees (INR), which is also the Company's functional currency. All amounts have been rounded-off to the nearest millions and upto two decimal places, unless otherwise indicated.

C. Basis of Measurement

These Special Purpose Preliminary Ind AS financial statements have been prepared on the historical cost basis. Going concern basis of accounting used by the management.

D. Significant accounting judgments, estimates and assumptions.

The preparation of Special Purpose Preliminary Ind AS financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses and the accompanying disclosures. Uncertainty about the assumptions and estimates could result in outcomes that may require material adjustment to the carrying value of assets or liabilities affected in future periods.

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

The following are the significant areas of estimation uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the financial statements:

i) Provisions and contingencies

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

ii) Leases

Critical judgements in determining the lease period:

Ind AS 116 required lessees to determine the lease term as the non-cancellable period of a lease adjusted with an option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and there by assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to the Company's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in the future possible periods is reassessed to ensure that the lease term reflects the current economic circumstances.

Critical judgements in determining the discount rate:

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



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

iii) Employee benefit obligations

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

iv) Fair value measurement of financial instruments

The fair values of financial instruments recorded in the Special Purpose Preliminary Ind AS balance sheet in respect of which quoted prices in active markets are not available, are measured using valuation techniques. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. Also, refer note 22 for further disclosures.

v) Recognition of Distribution of behalf of Ultimate Parent Company and Equity Component of Intercompany Borrowings

Intercorporate loans given to fellow subsidiary companies for which interest have been waived in earlier years in the light of the cash flow constraints, such loans to be treated as interest free loans and recognised and measured at fair values determined using present value technique with inputs that include future cash flows and discount rates that reflect assumptions that market participants would apply in pricing such loans. The difference between the transaction price and fair value of such loans given to fellow subsidiaries to be recognised as Distribution on behalf of Ultimate Parent Company with a debit to Other Equity.

Intercorporate borrowings availed from fellow subsidiary companies for which interest has been waived in the earlier years by the fellow subsidiary companies in the light of the cash flow constraints, such borrowings to be treated as interest free borrowings and recognised as Equity Component of Intercompany Borrowings with a credit to Other Equity.

E. Current and non-current classification

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. An asset is classified as current when it satisfies any of the following criteria:

- it is expected to be realized in, or is intended for sale or consumption in, the Company's normal operating cycle.
- it is held primarily for the purpose of being traded.
- it is expected to be realized within 12 months after the reporting date; or
- it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

A liability is classified as current when it satisfies any of the following criteria:

- it is expected to be settled in the Company's normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is due to be settled within 12 months after the reporting date; or
- the Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Current assets/liabilities include current portion of non-current financial assets/liabilities respectively. All other assets/liabilities are classified as non-current. Deferred tax assets and liabilities (if any) are classified as non-current assets and liabilities.



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

Operating cycle

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

F. Measurement of fair values

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

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

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

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

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

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

Further information about the assumptions made in measuring fair values is included in Note 23.

2. Summary of significant accounting policies

1) Financial instruments

i. Recognition and initial measurement

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

All financial instruments are initially recognized at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of a financial instrument on initial recognition is generally its transaction price (that is, the fair value of the consideration given or received). However, if there is a difference between the transaction price and the fair value of financial instruments whose fair value is based on a quoted price in an active market or a valuation technique that uses only data from observable markets, the Company recognizes the difference as a gain or loss at inception ('day 1 gain or loss'). In all other cases, the entire day 1 gain or loss is deferred and recognized in the income statement over the life of the transaction until the transaction matures or is closed out.

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



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

ii. Classification and subsequent measurement

Financial assets

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

- amortized cost;
- FVOCI – debt investment;
- FVOCI – equity investment; or
- FVTPL

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

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

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

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

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

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

Financial assets: Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management, for instance the stated policies and objectives for the portfolio, frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

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

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

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate features;
- prepayment and extension features.



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Financial assets: Subsequent measurement and gains and losses

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

Financial liabilities: Classification, subsequent measurement and gains and losses

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

iii. Derecognition

Financial assets

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

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

Financial liabilities

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

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



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iv. Offsetting

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

v. Modification of financial assets and liabilities

Financial assets:

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

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

Financial Liabilities:

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

vi. Fully Compulsorily convertible debentures

The Company has issued fully compulsorily convertible debentures (FCCDs). As per the terms of debenture agreement, each debenture will be converted into equity shares based on an agreed conversion formula (fixed to fixed conversion). FCCDs have been accounted for a compound instruments and value of FCCDs has been segregated between equity and debt based on recognition and measurement principles as per Ind AS 109 (Financial Instruments).

2) Impairment

A. Impairment of financial instruments

The Company recognizes loss allowances for expected credit losses on financial assets measured at amortized cost. At each reporting date, the Company assesses whether financial assets carried at amortized cost and debt securities at Fair value through profit and loss (FVTPL) are credit impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Evidence that a financial asset is credit-impaired includes the following observable data:

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

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

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

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



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

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

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

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

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

- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realizing security (if any is held); or
- the financial asset is 90 days or more past due.

Write-off

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

B. Impairment of Non-financial assets

The carrying amounts of assets are reviewed at each reporting date if there is any indication of impairment based on internal/external factors. An impairment loss is recognized wherever the carrying amount of an asset (or cash generating unit) exceeds its recoverable amount. The recoverable amount is the greater of the asset's (or cash generating unit's) net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset (or cash generating unit).

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

3) Provisions

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

4) Contingent liabilities

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



Duct India Hotels (Navi Mumbai) Private Limited

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(Amount in Rs. Millions, unless otherwise stated)

5) Borrowing Cost

Borrowing costs are interest and other costs (including exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred by the Company in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition and/or construction of those tangible fixed assets which necessarily take a substantial period of time to get ready for their intended use are capitalized. Capitalization of borrowing costs is suspended in the period during which active development is delayed due to interruption, other than temporary interruption. Other borrowing costs are recognized as an expense in the Statement of Profit and Loss in the period in which they are incurred.

6) Recognition of interest income or expense

Interest Income on fixed deposits is recognised on a time proportionate basis taking into account the amount outstanding and the interest rate applicable.

Interest expense is recognized using the effective interest method.

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

- the amortized cost of the financial liability.

In calculating interest expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortized cost of the liability.

7) Income Taxes

Income tax comprises current and deferred tax. It is recognized in profit or loss except to the extent that it relates to an item recognized directly in equity or in other comprehensive income.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date. Minimum Alternate Tax ("MAT") for the year is charged to the Statement of Profit and Loss current Tax.

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

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognized in respect of carried forward tax losses and tax credits. Deferred tax is not recognized for temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred tax assets are recognized to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Company recognizes a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realized. Deferred tax assets – unrecognized or recognized, are reviewed at each reporting date and are recognized/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realized.

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



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(Amount in Rs. Millions, unless otherwise stated)

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

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and Company intend to settle current tax liabilities and assets on a net basis or such tax assets and liabilities will be realized simultaneously.

8) Earnings per share

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

For the purpose of calculating diluted earnings per share, the profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares, except where the results would be anti - dilutive.

9) Leases

Company as a Lessee

On inception of a contract, the Company (as a lessee) assesses whether it contains a lease. A contract is, or contains a lease when it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- (i) the contract involves the use of an identified asset;
- (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and;
- (iii) the Company has the right to direct the use of the asset.

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

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

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

The lease liability is initially measured at the present value of the lease payments to be made over the lease term. The lease payments include fixed payments (including 'in-substance fixed' payments) and variable lease payments that depend on an index or a rate, less any lease incentives receivable. 'In-substance fixed' payments are payments that may, in form, contain variability but that, in substance, are unavoidable. In calculating the present value of lease payments,



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the Company uses its incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable.

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

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

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

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

10) Cash and cash equivalents

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



Sampat Singh
A handwritten signature in blue ink, 'Sampat Singh', is written over a circular blue ink stamp. The stamp contains the text 'Duet India Hotels (Navi Mumbai) Pvt. Ltd.' around the perimeter and a star symbol at the bottom.

Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

3 Capital work-in-progress

	Building	Project management and technical fee	Preoperative expenses	Total
Balance as at April 1, 2021	36.21	41.36	43.01	120.58
Addition during the year	-	-	-	-
Deletion during the year	-	-	-	-
Balance as at March 31, 2022	36.21	41.36	43.01	120.58

Capital work in progress (CWIP) Ageing Schedule as at March 31, 2022:-

As at March 31, 2022

Capital work-in-progress	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	-	-	-	-	-
Projects temporarily suspended #	-	1.40	1.51	117.66	120.58

As at April 01, 2021

Capital work-in-progress	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	-	-	-	-	-
Projects temporarily suspended #	1.40	1.51	1.33	116.33	120.58

Based on economic condition and projected cash flows of the company, the hotel project is put on hold. The decision to revive the project will be considered in near future.

4 Right-of-use assets

	Leasehold land	Total
Gross carrying value		
As at April 01, 2021	707.94	707.94
Additions	-	-
Disposals/adjustment	-	-
As at March 31, 2022	707.94	707.94
Amortisation		
As at April 01, 2021	-	-
Charge for the year	12.21	12.21
Disposals/ Adjustments	-	-
As at March 31, 2022	12.21	12.21
Net block		
As at March 31, 2022	695.73	695.73
As at April 01, 2021	707.94	707.94



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Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

5 Other non current financial assets

	As at March 31, 2022	As at April 01, 2021
Security deposits considered good (unsecured, considered good unless otherwise stated)	0.18	0.18
	<u>0.18</u>	<u>0.18</u>

6(a) Loans - Current

	As at March 31, 2022	As at April 01, 2021
To related parties		
Intercompany loans to related parties (unsecured)* (refer note 2D)	16.93	39.67
	<u>16.93</u>	<u>39.67</u>

* The Company has given intercompany loans to related parties at an interest rate of 14% p.a (previous year 14%). Interest on intercompany loan received has been waived off as per mutual consent and accordingly no interest is accrued on these loan transactions during the period. Current portion of loans represent repayment made by related parties subsequent to period/year end.

6(b) Cash and cash equivalent

	As at March 31, 2022	As at April 01, 2021
Balance with banks		
-in current accounts	0.24	0.12
Cash on hand	0.01	0.01
	<u>0.25</u>	<u>0.13</u>

7 Other current assets

	As at March 31, 2022	As at April 01, 2021
Unsecured, considered good unless otherwise stated		
Prepaid expenses	0.10	0.01
	<u>0.10</u>	<u>0.01</u>



8 Share capital

	As at March 31, 2022	As at April 01, 2021
Authorised		
6,00,000 (As at April 1, 2021:- 6,00,000) Equity shares of Rs. 100 each	60.00	60.00
	60.00	60.00
Issued, subscribed and paid up		
5,56,688 (As at April 1, 2021:- 5,56,688) Equity Shares of Rs 100 each	55.67	55.67
	55.67	55.67

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

	As at March 31, 2022	As at March 31, 2022	As at April 01, 2021	As at April 01, 2021
	No.	Amount	No.	Amount
Equity shares				
Balance as at the beginning of the year	5,56,688	55.67	5,56,688	55.67
Add: Shares issued during the year	-	-	-	-
Less: Bought-back during the year	-	-	-	-
Balance as at the end of the year	5,56,688	55.67	5,56,688	55.67

Shares held by ultimate holding company/ holding company and/or their subsidiaries/ associates

	As at March 31, 2022	As at March 31, 2022	As at April 01, 2021	As at April 01, 2021
	No.	Amount	No.	Amount
Equity shares of Rs. 10 each fully paid up held by				
Duet India Hotels (Hyderabad) Private Limited the holding company	5,56,678	55.67	5,56,678	55.67
Duet India Hotels (Chennai) Private Limited	10	0.00	10	0.00
	5,56,688	55.67	5,56,688	55.67

Details of shareholders holding more than 5% shares of the Company

	As at March 31, 2022	As at March 31, 2022	As at April 01, 2021	As at April 01, 2021
	No.	% holding in the class	No.	% holding in the class
Equity shares of Rs. 10 each fully paid up held by				
Duet India Hotels (Hyderabad) Private Limited, the holding company	5,56,678	100%	5,56,678	100%

Details of shares held by promoters as on March 31, 2022

S. No.	Promoter Name	As at April 1, 2021	Change during the period	As at March 31, 2022	% of Total Shares	% change during the period
1	Duet India Hotels (Hyderabad) Private Limited	5,56,678	-	5,56,678	99.998%	-
2	Duet India Hotels (Chennai) Private Limited	10	-	10	100.000%	-
Total		5,56,688	-	5,56,688	100.00%	

In last five years there was no bonus issue, buy back and/or issue of shares other than for cash consideration



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Duet India Hotels (Navi Mumbai) Private Limited
Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022
 (Amount in Rs. Millions, unless otherwise stated)

9 Other equity

	As at March 31, 2022	As at April 01, 2021
Equity component of Compulsorily Convertible Debentures (FCCD)	350.58	350.58
Securities premium	41.08	41.08
Distribution on behalf of ultimate parent company	(171.59)	(150.82)
Retained earnings	314.06	301.75
	<u>534.13</u>	<u>541.59</u>

a) Equity component of Compulsorily Convertible Debentures (FCCD)

Balance at the beginning of the period/year	350.58	350.58
Add: Additions made during the period/year	-	-
Balance at the period/year end	<u>350.58</u>	<u>350.58</u>

Equity component of Compulsorily Convertible Debentures (CCD) of Rs.10 each

	As at March 31, 2022	As at April 01, 2021
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*** Fully Compulsory Convertible Debentures (FCCD) issued to Holding Company- Duet India Hotels (Hyderabad) Private Limited**
 4,871,581 (April 01, 2021: 4,871,581) Fully Compulsory Convertible Debentures (FCCD) of Rs 100 each (unsecured)*

350.58	350.58
<u>350.58</u>	<u>350.58</u>

* Unsecured non marketable, non-transferable debenture were allotted to Duet India Hotels (Hyderabad) Private Limited carrying interest @ SBI base rate plus 300 basis points per annum with terms of conversion as 12 FCCD shall get converted into 1 equity share of Rs. 120 Each, with the maturity before 15 year i.e 30th March 2030. As per the communication / confirmation which has been taken, no interest is payable on stated FCCD as the interest has been waived off from FY 15-16 till March 31, 2022.

b) Securities premium

Balance at the beginning of the period/year	41.08	41.08
Add: Additions made during the period/year	-	-
Balance at the period/year end	<u>41.08</u>	<u>41.08</u>

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

c) Distribution on behalf of ultimate parent company

Balance at the beginning of the period/year	(150.82)	(150.82)
Add: Movement during the period/year	(20.77)	-
Balance at the period/year end	<u>(171.59)</u>	<u>(150.82)</u>

Distribution on behalf of Ultimate Holding Company represents difference between fair value and carrying value of loans given to fellow subsidiaries. Refer point no. 4 of note 18.6 of the accompanying financial statements.

d) Retained earnings

Balance at the beginning of the period/year	301.75	301.75
Profit/(loss) for the period/year	12.31	-
Transfer from other comprehensive income	-	-
Balance at the period/year end	<u>314.06</u>	<u>301.75</u>

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

10 Borrowings

	As at March 31, 2022	As at April 01, 2021
Non-current		
Debt component of Fully Compulsory Convertible Debentures (FCCD) (unsecured)*	251.59	269.84
Total non-current borrowings	<u>251.59</u>	<u>269.84</u>

* Unsecured non marketable, non-transferable debenture were allotted to Duet India Hotels (Hyderabad) Private Limited carrying interest @ SBI base rate plus 300 basis points per annum with terms of conversion as 12 FCCD shall get converted into 1 equity share of Rs. 120 Each, with the maturity before 15 year i.e 30th March 2030. As per the communication / confirmation which has been taken, no interest is payable on stated FCCD as the interest has been waived off from FY 15-16 till FY 21-22.



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Duet India Hotels (Navi Mumbai) Private Limited
Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

10(a) Deferred tax liabilities (net)	As at March 31, 2022	As at April 1, 2021
Deferred Tax Assets		
Carry forward of losses and unabsorbed depreciation	1.08	0.72
Total Deferred Tax Assets (A)	<u>1.08</u>	<u>0.72</u>
Deferred Tax Liabilities		
Right to Use Asset	(46.39)	(53.89)
Total Deferred Tax Liabilities (B)	<u>(46.39)</u>	<u>(53.89)</u>
Net Deferred Tax Assets/ (Liabilities)	<u>(45.31)</u>	<u>(53.17)</u>
Movement in Profit & Loss		For the year ending March 31, 2022
ROU Assets		(7.86)
11 Other financial liabilities	As at March 31, 2022	As at April 1, 2021
Other Liabilities	0.22	0.38
Total current financial liabilities	<u>0.22</u>	<u>0.38</u>
12 Other current liabilities	As at March 31, 2022	As at April 1, 2021
Statutory dues payable	0.02	0.03
Total other current liabilities	<u>0.02</u>	<u>0.03</u>

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Duet India Hotels (Navi Mumbai) Private Limited
Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

13 Other income		For the year ended on March 31, 2022
a) Other gain or losses		
Liabilities no longer required written back		50.79
Total		50.79
14 Depreciation and amortisation expenses		For the year ended on March 31, 2022
Amortisation of Right of use assets		12.21
Total		12.21
15 Finance costs		For the year ended on March 31, 2022
Interest on FCCDs		32.40
Total		32.40
16 Other expenses		For the year ended on March 31, 2022
Rates and taxes		0.66
Rent		0.01
Legal and professional		0.11
Payment to auditors*		0.12
Security services		0.53
Miscellaneous expenses		0.30
Total		1.73
*Payment to auditors:		
Statutory audit		0.12
Total		0.12
17 Earnings per share		For the year ended on March 31, 2022
The computation of basic earnings/loss per share is set out below.		
Net profit/(loss) attributable to equity shareholders (Rs. in Million) (A)		12.31
Weighted average number of equity shares used in computing basic earnings per share (in Nos.) (B)		556,688
Weighted average number of equity shares used in computing diluted earnings per share (C)		4,616,339
Basic earnings / (loss) per share (A/B)		22.11
Diluted earnings / (loss) per share (A/C)		2.67
Calculation of weighted average number of shares for diluted earning per share.		
Particulars		
Equity shares		556,688
Fully compulsorily convertibles debentures (refer Note No. 9)		4,059,651
		4,616,339



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

18 Key accounting changes

A - Impact of First time adoption of Ind AS

18.1 First-time adoption of Ind-AS

- a. The Special Purpose Preliminary Financial Statements of the Company have been prepared in accordance with recognition and measurement principles prescribed under Section 133 of the Companies Act, 2013 read with the rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) (Amendment) Rules 2016 issued thereunder, and other accounting principles generally accepted in India ("IndAS"). However, all the disclosures as required under IndAS have not been furnished in these Special Purpose preliminary Ind AS Financial Statements.
- b. The Company's management ('the management') had issued Financial Statements of the Company for the year ended March 31, 2022 and March 31, 2021 on September 30, 2022 and November 8, 2021 respectively that were prepared in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Companies Act, 2013 read with paragraph 7 of the Companies (Accounts) Rules, 2014 ('Indian GAAP').
- c. The transition to IndAS was carried out from the accounting principles generally accepted in India ('Indian GAAP') which is considered as "Previous GAAP" as defined in IndAS 101, "First Time Adoption". An explanation of how the transition to IndAS has impacted the Company's equity and profits/loss is provided in the Special Purpose Preliminary Reconciliation of Equity as at April 1, 2021 and March 31, 2022 and Special Purpose Reconciliation of profit/loss for the year ended March 31, 2022. The preparation of these Special Purpose Preliminary Financial Statements resulted in changes to the accounting policies as compared to most recent annual financial statements prepared under Indian GAAP. The accounting policies have been applied consistently to all period presented in these Special Purpose Preliminary Financial Statements. They have also been applied in preparing the IndAS opening Balance Sheet as at April 1, 2021 (date of transition) for the purpose of transition to IndAS required by IndAS 101. The impact arising from the adoption of IndAS on the date of transition has been adjusted against Retained Earnings.
- d. The items in the Special Purpose Preliminary Financial Statements have been classified considering the principles under IndAS 1, "Presentation of Financial Statements". The Management of the Company has prepared the Special Purpose Preliminary Financial Statements which comprise the Balance Sheet as at April 1, 2021 and as at March 31, 2022, the Statement of Profit and loss, Statement of Cash Flows and Statement of Changes in Equity for the year ended March 31, 2022 and Reconciliation of Equity as at April 1, 2021 and as at March 31, 2022, Reconciliation of Profit and Loss for the year ended March 31, 2022, Notes to First-time adoption, Notes to Reconciliation and Significant Accounting Policies.
- e. The management will prepare and issue first complete IndAS Financial Statements as at and for the year ending March 31, 2023. Until the first complete IndAS Financial Statements are issued, the balances in the Special Purpose Preliminary Financial Statements can change if (a) there are any new IndAS standards issued through March 31, 2023, (b) there are any amendments/modifications made to existing IndAS standards or interpretations thereof through March 31, 2023 effecting the IndAS balances in the Special Purpose Preliminary Financial Statements, (c) if the management makes any changes in the elections and/or exemptions and (d) here are any changes in significant accounting judgements, estimates and assumptions. Only a complete set of IndAS Financial Statements together with comparative financial information can provide a fair presentation of the Company's state of affairs (Balance Sheet), profit and loss (Statement of Profit and Loss including Other Comprehensive Income (OCI)), cash flows and the changes in equity.
- f. This note explains the principal adjustments made by the Company in restating its Indian GAAP financial statements, including the balance sheet as at April 1, 2021 and the financial statements as at and for the year ended March 31, 2022.



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

19.2 Exemptions and exceptions applied

A. Exemptions

Ind AS 101 First-Time Adoption allows first-time adopters certain exemptions from the retrospective application of certain requirements under Ind AS. For transition to Ind AS, the Company has applied the following exemptions:

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

IndAS 101 permits a first time adopter to measure the carrying value for all of its Property Plant and equipment at fair value in the

(ii) Derecognition of financial assets and financial liabilities

The Company has applied the derecognition requirements of financial assets and financial liabilities prospectively for transactions

(iii) Classification of debt instruments

The Company has determined the classification of debt instruments in terms of whether they meet the amortised cost criteria or the

B. Exceptions

Ind AS 101 First-Time Adoption provides first-time adopters certain exceptions from the retrospective application of certain

(i) Recognition of financial assets and liabilities

The Company has recognised financial assets and liabilities on transition date which are required to be recognised by IndAS and were not recognised under previous GAAP.

(ii) Classification and measurement of financial assets

Ind AS 101 requires that an entity should assess the classification of its financial assets on the basis of facts and circumstances exist on the date of transition. Accordingly, in its Opening Ind AS Balance Sheet, the company has classified all the financial assets on basis of facts and circumstances that existed on the date of transition, i.e. April 1, 2021.

(iii) Impairment of financial assets

The Company has applied the impairment requirements of Ind AS 109 retrospectively; however, as permitted by Ind AS 101, it has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date that financial instruments were initially recognised in order to compare it with the credit risk at the transition date. Further, the Company has not undertaken an exhaustive search for information when determining, at the date of transition to Ind ASs, whether there have been significant increases in credit risk since initial recognition, as permitted by Ind AS 101.

(iv) Estimates

The entity's estimates in accordance with IndAS at the date of transition to IndAS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

IndAS estimates as at April 1, 2021 are consistent with the estimates as at the same date made in conformity with previous GAAP except for the following items where application of Indian GAAP did not require estimation:

- i. Impairment of financial assets based on expected credit loss model
- ii. Fair Valuation through Profit & Loss - Accounting for Fully Compulsorily Convertible debentures



Duet India Hotels (Navi Mumbai) Private Limited
 Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022
 (Amount in Rs. Millions, unless otherwise stated)

10.3 First time Ind AS adoption reconciliations - Effect of Ind AS adoption on the balance sheet as at April 1, 2021

	Notes	As at March 31, 2022			As at April 1, 2021		
		As per Indian GAAP	Effect of transition to Ind AS	As per Ind AS	As per Indian GAAP	Effect of transition to Ind AS	As per Ind AS
ASSETS							
I. Non-current assets							
(a) Capital work-in-progress		120.58	-	120.58	120.58	-	120.58
(b) Property, Plant & Equipment	1 & 3	298.23	(298.23)	-	298.23	(298.23)	-
(c) Right-of-use assets	1 & 2	-	695.73	695.73	-	707.94	707.94
(d) Financial assets		-	-	-	-	-	-
(i) Other financial assets		0.18	-	0.18	0.18	-	0.18
Total non-current assets		418.99	397.50	816.49	418.99	409.71	828.70
II. Current assets							
(a) Financial assets		-	-	-	-	-	-
(i) Loans	4	188.52	(171.59)	16.93	190.50	(150.83)	39.67
(ii) Cash and cash equivalents		0.25	-	0.25	0.13	-	0.13
(b) Other current assets		0.10	-	0.10	0.01	-	0.01
Total current assets		188.87	(171.59)	17.28	190.64	(150.83)	39.81
		607.86	225.91	833.77	609.63	258.88	868.51
EQUITY AND LIABILITIES							
I. Equity							
(a) Equity share capital		55.67	-	55.67	55.67	-	55.67
(b) Other equity	1, 2, 3, 4	64.79	416.17	480.96	66.39	423.03	489.42
Total equity		120.46	416.17	536.63	122.06	423.03	545.09
II. Non-current liabilities							
(a) Financial liabilities		-	-	-	-	-	-
(i) Borrowings	3	487.16	(235.57)	251.59	487.16	(217.32)	269.84
(d) Deferred tax liability (net)		-	45.31	45.31	-	53.17	53.17
Total Non-current liabilities		487.16	(190.26)	296.90	487.16	(164.15)	323.01
III. Current liabilities							
(a) Financial liabilities		-	-	-	-	-	-
(i) Other financial liabilities		0.22	-	0.22	0.38	-	0.38
(b) Other current liabilities		-	-	-	-	-	-
(i) Other liabilities		0.02	-	0.02	0.03	-	0.03
Total current liabilities		0.24	-	0.24	0.41	-	0.41
Total Equity and Liabilities		607.86	225.91	833.77	609.63	258.88	868.51



Suraj Singh



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

18.4 Effect of Ind AS adoption on the statement of profit and loss for the year ended March 31, 2022

	Notes	For the year ended on March 31, 2022		
		As per Indian GAAP	Effect of transition to Ind As	As per Ind AS
I. INCOME				
(a) Other income	3	0.13	50.66	50.79
Total income (I)		0.13	50.66	50.79
II. EXPENSES				
(a) Depreciation and amortisation expenses	1&2	-	12.21	12.21
(b) Finance cost	3	-	32.40	32.40
(c) Other expenses		1.73	-	1.73
Total expenses (II)		1.73	44.61	46.34
III. Profit/Loss before taxes (I)-(II)		(1.60)	6.05	4.45
IV. Tax expense				
- Current Income tax		-	-	-
- Deferred tax expenses/(income)		-	(7.86)	(7.86)
Total tax expense		-	(7.86)	(7.86)
V. Loss after tax (III)-(IV)		(1.60)	13.91	12.31
VI. Other comprehensive income				
Items that will not be reclassified to profit or loss				
(i) Re-measurement gains/(losses) on defined benefit plans		-	-	-
(ii) Income tax effect of re-measurement gains/(losses) on defined benefit plans		-	-	-
Total other comprehensive income/(loss) (VI)		-	-	-
VII. Total comprehensive income for the year (V+VI)		(1.60)	13.91	12.31

18.5 Other Equity Reconciliation

Particulars	As on April 1, 2021
Other Equity as per IGAAP	66.39
Add/(Less):	
Equity component of Compulsorily Convertible Debentures (FCDB)	350.58
Distribution on behalf of ultimate parent company	(150.82)
Movement in retained earnings	223.27
	489.42



Sanjay Singh



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

18.6 Note on key reconciliation Ind AS adjustments

1. The Company owns a land which has been taken on lease of 99 years for which it has paid a lease premium of INR 298.23. Under previous GAAP the Company has reported the same as part of Property, Plant and Equipment whereas under IndAS the same has been classified Right of Use. Further, amortisation for the period from lease start date till transition date i.e. April 1, 2021 amounting to INR 120.58 has been recorded with the resultant impact given to other equity. Further, amortisation amounting to INR 12.21 for the year ended March 31, 2022 has been recorded.

2. IndAS 101 permits an entity to elect to measure an item of property, plant and equipment and right of use assets at the date of transition to IndAS at its fair value and use that fair value as its deemed cost at that date. Accordingly, the Company has elected to use the fair value of right of use assets on the date of transition and designate the same as deemed cost. Fair value has been determined, by obtaining an external third party valuation, a level 3 valuation technique. Accordingly as at April 1, 2021, the gross carrying value of right of use of assets has increased by Rs. 409.71 with a corresponding adjustment to retained earnings. The loss for the year ended March 31, 2022 has increased on account of higher depreciation by Rs. 12.21.

Consequently, the total equity as at March 31, 2022 has increased by Rs. 397.50 (April 1, 2021 : Rs. 409.71).

3. The Company has issued Fully Compulsory Convertible Debentures (FCCD) amounting to Rs. 487.16. Under previous GAAP these were classified as part of non-current borrowings whereas under IndAS these have been accounted for as compound instruments and equity component of Rs. 350.58 and debt component of Rs. 136.58 as at issuance of the instrument date have been reported as part of Other Equity and long term borrowings respectively. Further, interest cost relating to period from issuance of respective instrument till transition date amounting to Rs. 133.26 has been debited to Other Equity with resultant impact in increase in debt component of FCCDs. Further, interest cost on FCCDs amounting to INR 32.40 has been recorded during the year ended March 31, 2022.

4. Ind AS 109 – Financial Instruments requires all financial instruments to be initially recognized at their fair value. The Company as at 31 March 2022, had given inter corporate loans to its fellow subsidiary companies amounting to Rs.171.59 (April 1, 2021 Rs.150.82). In earlier years, the Company had been waiving interest recoverable on such loans in light of the cash flow constraints of these Group companies. Considering the substance of the agreement and based on the expert opinion of an independent party, these loans have now been accounted for as interest free loans and accordingly, have been recognized and measured at fair values determined using present value technique with inputs that include future cash flows and discount rates that reflect assumptions that market participants would apply in pricing such loans. Further, for the principal amount being recoverable, the management has treated the same as Loan. The difference between the transaction price and the fair value of such loans given to fellow subsidiaries has been recognized as a distribution on behalf of ultimate parent company amounting to Rs. 150.82 as at the transition date and Rs. 171.59 as at March 31, 2022 with a debit to Other Equity.

5. As per IndAS, a financial liability/asset is any liability/asset that is a contractual obligation to deliver/receive cash or another financial asset to/from another entity. Therefore, financial liabilities/assets are recognised separately from non-financial liabilities/assets. Basis the above definition, certain liabilities/assets have been reclassified from current/non-current liabilities/assets to current/non-current financial liabilities/assets respectively.



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

19 Commitments and contingencies

a. Capital and other commitments

The Company has INR Nil (April 01, 2021: INR Nil) amount of contracts remaining to be executed on capital account and not provided for (net of advances) as at year end.

20 Related party transactions

(i) Names of related parties and related party relationship

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

Ultimate holding company

Asiya Capital Investments Company K S C P

Step-up Holding Company

ACIC Mauritius I

Holding company

Duet India Hotels (Hyderabad) Private Limited

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

Fellow Subsidiaries (as certified by the Management)

Duet JKM India Hotels (Pune) Private Limited
Duet India Hotels (Bangalore) Private Limited
Duet JKM India Hotels (Indore) Private Limited
Duet India Hotels (Chennai) Private Limited
Duet India Hotels (Chennai OMR) Private Limited

c) Transactions with related parties (as certified by the Management)

As at March 31, 2022

Distribution on behalf of ultimate parent company

-Duet India Hotels (Pune) Pvt Ltd 16.62
-Duet JKM India Hotels (Indore) Private Limited 4.15

Short term loans and advances

Loan assigned during the year

Fellow Subsidiary company
-Duet JKM India Hotels (Indore) Private Limited 116.38

Other Current Assets

Interest Receivable assigned during the year

Fellow Subsidiary company
-Duet India Hotels (Pune) Private Limited 18.22

Interest received during the year

Fellow Subsidiary company
-Duet India Hotels (Chennai) Private Limited 0.25

Short term loans and advances

Loan received back during the year

Fellow Subsidiary company
-Duet India Hotels (Pune) Private Limited 1.70



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

d) Balances outstanding at the end of the year

As at March 31, 2022

Distribution on behalf of ultimate parent company

-Duet India Hotels (Chennai) Pvt Ltd	2.40
-Duet India Hotels (Bangalore) Pvt Ltd	18.90
-Duet India Hotels (Pune) Pvt Ltd	23.81
-Duet India Hotels (Chennai OMR) Pvt Ltd	4.50
-Duet JKM India Hotels (Indore) Private Limited	121.98

Short term loans and advances

-Duet India Hotels (Chennai) Private Limited	1.00
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Other current assets - Interest receivable on intercorporate loan

Holding Company

-Duet India Hotels (Hyderabad) Private Limited	0.47
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Fellow Subsidiary company

-Duet India Hotels (Pune) Private Limited	14.52
-Duet India Hotels (Bangalore) Private Limited	0.94

Long Term Borrowings - Foreign Currency Convertible debentures (FCCD's)

Holding Company

-Duet India Hotels (Hyderabad) Private Limited	487.16
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Other current liabilities - Interest accrued on intercorporate loan taken

Holding Company

-Duet India Hotels (Hyderabad) Private Limited	0.00
--	------



Sangit Singh



21 Operating segments
The Company is operating only in one segment i.e Hotels

22 Fair values
Set out below is a comparison by class of the carrying amounts and fair value of the Company's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values -

	Note	Carrying value		Fair value	
		As at March 31, 2022	As at April 1, 2021	As at March 31, 2022	As at April 1, 2021
FINANCIAL ASSETS					
Financial assets measured at cost/amortised cost					
(i) Loans	6(a)	16.93	39.67	16.93	39.67
(ii) Other financial assets	5	0.18	0.18	0.18	0.18
(iii) Cash and cash equivalents	6(b)	0.25	0.13	0.25	0.13
Total		17.36	39.98	17.36	39.98
FINANCIAL LIABILITIES					
Financial liabilities measured at cost/amortised cost					
(i) Borrowings	10	251.59	269.84	251.59	269.84
(ii) Other financial liabilities	11	0.22	0.38	0.22	0.38
Total		251.81	270.22	251.81	270.22

The management assessed that the fair value of cash and cash equivalents, loans, borrowings and other current financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments

23 Fair value hierarchy
This section explains the judgments and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level follows underneath the table

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

Quantitative disclosures fair value measurement hierarchy for assets and liabilities as at March 31, 2022

	Date of valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Financial assets					
Financial assets at fair value through profit and loss	March 31, 2022	-	-	-	-

There have been no transfers among level 1 and level 2 during the previous year

Quantitative disclosures fair value measurement hierarchy for assets and liabilities as at April 1, 2021

	Date of valuation	Total	Fair value measurement using		
			Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Financial assets					
Financial assets at fair value through profit and loss	April 1, 2021	-	-	-	-

There have been no transfers among level 1 and level 2 during the previous year



Duet India Hotels (Navi Mumbai) Private Limited

Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022

(Amount in Rs. Millions, unless otherwise stated)

24 Financial risk management objectives and policies

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

The Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks. The Company's management reviews and agrees policies for managing each of these risks, which are summarized below.

1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of interest rate risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's FCCD with floating interest rates. As at March 31, 2022 and April 1, 2021, the Company's borrowings are at floating rate of interest.

Interest rate sensitivity

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

Particulars	Increase/ decrease in basis points	Effect on profit (loss) before tax
March 31, 2022		
FCCD issued by the Company	50 (50)	(1.35) 1.35
April 1, 2021		
FCCD issued by the Company	50 (50)	(1.20) 1.20

The assumed movement in basis points for the interest rate sensitivity analysis is based on the currently observable market environment.

2. Liquidity risk

Liquidity risks are managed by the Company's management in accordance with Company's policy. The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank loans and equity shares. The company attempts to ensure that there is a balance between the timing of outflow and inflow of funds.

The Company is not subject to any restrictions on the use of its capital that could significantly impact its operations. Hence, the Company is not exposed to any liquidity risk.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments:

Particulars	Carrying Amount	Contractual Cash Flows	On demand Amount	< 3 months Amount	3 to 12 months Amount	1 to 5 years Amount	> 5 years Amount
Period ended March 31, 2022							
Debt component of FCCD	251.59	251.59	-	-	-	-	251.59
Interest accrued and due on term loans	0.22	0.22	-	0.22	-	-	-
	251.81	251.81	-	0.22	-	-	251.59

Particulars	Carrying Amount	Contractual Cash Flows	On demand Amount	< 3 months Amount	3 to 12 months Amount	1 to 5 years Amount	> 5 years Amount
Period ended April 1, 2021							
Debt component of FCCD	269.84	269.84	-	-	-	-	269.84
Interest accrued but not due	0.38	0.38	-	0.38	-	-	-
	270.22	270.22	-	0.38	-	-	269.84

25 Details of dues to micro and small enterprises as defined under the MSMED Act, 2006

Particulars	As at March 31, 2022	As at April 1, 2021
a) The 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 and enterprises	-	-
-Interest due on above	-	-
b) The 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	-	-
c) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act 2006	-	-
d) The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006	-	-

26 Corporate Social Responsibility Expenditure

There is no amount was required to be spent by the Company as per Section 135 of the Companies Act, 2013.



Duet India Hotels (Navi Mumbai) Private Limited
Notes forming part of the Special Purpose Preliminary Ind AS financial statements as at and for the year ended March 31, 2022
(Amount in Rs. Millions, unless otherwise stated)

27 Capital management

For the purpose of the Company's capital management, capital includes issued equity share capital and all other reserves attributable to the equity holders. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest-bearing loans and borrowings (including current maturities) less cash and cash equivalents.

	As at March 31, 2022	As at April 1, 2021
Borrowings	251.59	269.84
Less: Cash and cash equivalents including other bank balances	(10.25)	(10.13)
Net debt (A)	251.34	269.71
Total Equity (including other Equity) Capital and net debt (B)	536.63	545.09
Gearing ratio [(A)/(B)]	32%	33%

In order to achieve this overall objective, the Company capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.

28 Ratio analysis and its elements

Ratio	Numerator	Denominator	As at March 31, 2022
Current ratio	Current Assets	Current Liabilities	72.00
Debt - Equity Ratio	Total Debt	Shareholder's Equity	1.55
Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	NA
Return on Equity ratio	Net Profit after taxes - Preference Dividend	Average Shareholder's Equity	0.02
Inventory Turnover ratio	Cost of goods sold	Average Inventory	NA
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	NA
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	NA
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	NA
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	NA
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	0.05
Return on Investment	Interest (Finance income)	Investment	NA

Since comparative period numbers are not disclosed in the special purpose preliminary Ind AS financial statement for the year ended March 31, 2022, the variances in the ratios and reasons thereof are not explained in this note.



29 Other Statutory Information

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder
- (ii) The Company has not been declared as willful defaulter by any bank or financial institution or other lender.
- (iii) The Company has not entered into any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956
- (iv) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)
- (v) There are no charges or satisfaction yet to be registered with ROC beyond the statutory period
- (vi) There are no funds which 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 persons or entities, 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 ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vii) There are no funds which have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries
- (viii) The Company is not a CIC as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016
- (ix) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year

30 The Company has taken leasehold land from Maharashtra Industrial Development Corporation (MIDC) for development of infrastructure within a period of 3 years from 27 May 2015 to 26 May 2018. Since the Company was not able to complete the development within the said period, a fee of Rs. 162.82 lakhs has been paid to the MIDC on 25 May 2018. On 25th May 2018, the company had applied for further extension of development period for a period of three years from the effective date of change of name of company in MIDC, approval of the same is awaited. Since the period of 3 years for which extension was applied for had expired on 24th May 2021, the Company is in process for filing application for extension of time for development

31 Figures mentioned as "0.00" are below the rounding off norms adopted by the Company

32 Previous year figure has been classified /regrouped whenever required

For Lodha & Co.
Chartered Accountants
Firm Registration No. 301051E

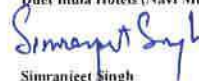


Gaurav Lodha
Partner
Membership no. 587462

Place: New Delhi
Date: March 24, 2023



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



Simranjeet Singh
Director
DIN: 08083337

Place: Gurugram
Date: March 24, 2023



Tarun Kumar Mishra
Director
DIN: 09054019

Place: Gurugram
Date: March 24, 2023

